

Submission  
No 83

## INQUIRY INTO ELECTORAL AND POLITICAL PARTY FUNDING

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Submission by email to: [fundinginquiry@parliament.nsw.gov.au](mailto:fundinginquiry@parliament.nsw.gov.au) 13 February 2008  
The Legislative Council Select Committee on Electoral and Political Party Funding

TARA welcomes the Legislative Council of NSW's initiative on 27.06.07 in appointing a select committee to inquire into and report on the funding of, and disclosure of donations to, political parties, and candidates in state and local government elections. It is disappointing, however, that apart from the media release on 15.11.07 and a call for submissions on 19.11.07 little publicity has been given to this matter. The period 19.11.07 - 15.02.07 (closure of submissions) conveniently some might add, coincided with Federal Elections, Christmas and the January holidays. All media attention is currently on the return to Parliament of the new Federal Government and The Sorry Bill.

One must ask the Question:

Who could fund the advertising to raise awareness of the people of the Inquiry by this Select Committee into Electoral & Political Party Funding?

The Liberal Party? The Labour Party? The Unions? The Development Industry? The Association of Hotels, The Gaming/Racing Industry? The Food Industry? The big Corporations?

The answer of course is "NO" because all of the above are either major donors or major beneficiaries of electoral and political donations, and it would not be in their interest. **All of the above would be keen for the current situation to continue.**

The system and the Election Funding Act 1981 must therefore be reformed as it currently results in the perception of:

- *politicians being controlled by donors*
- *donor funding advertising and public relations corrupting the election process by ensuring the election of those who can advertise best*
- **lack of transparency of donations** in that donations are only made public months **after** the elections (2006-07 political donation figures belatedly released on 1.2.08)

Stephen Mayne comments in The Sun Herald of 10 February 2008:

- Australian Labor is one of the richest political parties in the democratic world
- Australia has one of the world's worst financial disclosure systems for political parties

"Based on media reports and some publicly available documents, the ALP and its affiliated unions would appear to have net assets of between \$700 million and \$1 billion. The militant Construction, Forestry, Mining and Energy Union alone has net assets of more than \$100 million."

Attached is a comprehensive document prepared in May 2006 on The Development Industry's Takeover of Planning and Development Regulation in NSW. Details of donations made to NSW ALP between 1999 and 2005 by companies connected with the development industry are given in the final section of the Report (pages 28 – 60).

The final dot point in the conclusion of the summary (page 3) "What needs to be done" states:

- *ICAC to look into corruption (taking of bribes and donations from developers) at ALL levels of government. An end to political donations from the development industry at all levels of government and restrictions on the amount of money that can be spent on election campaigns.*
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TARA considers that all donations should be registered with the electoral commission as soon as they are made, and that information concerning donations to political parties and individual candidates be made available immediately for public scrutiny.

Likewise any donations made to any political party whether in or out of office should be open to full public scrutiny to ensure transparency.

The Federal government should be encouraged to adopt similar principles.

### **Recommendation**

1. Adopt rules for political contributions similar to those that came into force on 1<sup>st</sup> January 2007 in Canada. See:

[//www.elections.ca/content.asp?section=fin&document=index&dir=lim&lang=e&textonly=false](http://www.elections.ca/content.asp?section=fin&document=index&dir=lim&lang=e&textonly=false)

Written by:  
Sue Edwards,  
President Terrigal Area Residents Association.

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**The Development Industry's Takeover of  
Planning and Development Regulation in NSW**  
May 2006

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# The Development Industry's Takeover of Planning and Development Regulation in NSW

## Summary

In the early 1990s the development industry began an intense campaign to overhaul planning legislation, planning instruments and development assessment practice across Australia. The ensuing fifteen years has seen a radical deregulation of environmental planning and assessment by successive governments in all States to facilitate the demands of the development industry. While the industry has only been doing what its members and shareholders would expect, the changes would not have been possible without compliant State and Federal Governments, which have become increasingly reliant on donations and support from the development industry at each election cycle, and whose senior advisors and members frequently cross into the private sector.

In NSW, the planning and development deregulation began with a *Commission of Inquiry into Red Tape* in 1993 under the Liberal government. It has continued to greater or lesser degrees through successive Labor government premiers and ministers. The most recent changes were seen in the approval in March of the *Environment Planning and Assessment Amendment Bill 2006*, which further strengthened the ability of the State Government to control and takeover local government planning powers and instruments if they are deemed unsatisfactory by the development industry. Governments and Oppositions representing the major parties in all States and Federally are involved in facilitating and easing the process on behalf of the national and international development and finance industries

While planning and development regulation is being stripped back to ease the process for developers, there has been a simultaneous rise in takeover of public infrastructure, facilities, assets and services by the finance and development sector, who are stripping public sectors of their profits while leaving the risks with the public. The changes to the planning laws in all States are helping to ease approval of projects being done under these so-called private public partnerships (PPPs).

At all times the argument for change coming from both the development industry and the Governments (using the industry's words), has been centred around the need to "cut red tape", "speed up times", and "reduce complexities and burden on business". Yet surveys have shown the claims of complexity and time to be highly exaggerated and largely caused by developers refusing to comply with rules and standards in the first place.

The main impacts of the changes demanded by the development industry, implemented by Government, and that are still underway include:

- A radical weakening of local government through caps and controls on levies, rates and funding, and through increased ministerial control and takeover of their powers, planning instruments and major projects impacting on their local areas
- A weakening of the ability for local residents and community groups to have any say in the future of their local areas, with future strategic directions, plans and major developments increasingly being shaped and approved by State Government according to the preferences of the development industry
- An increased corporate takeover of public assets, facilities and infrastructure at the local, state and national level through use of public private partnerships (PPPs). PPPs enable private companies to be paid by the public to develop or redevelop and run public schools, hospitals, roads, police, prisons, health care facilities, rail and other essential infrastructure and services according to their dictates and profit margins, rather than for the public good. The risks and future bail outs are shouldered by the public.
- Impacts on biodiversity, natural resources, the built and natural environment and on residential amenity as components of planning instruments, policies, development controls and standards that protect and prevent their degradation, overuse and destruction are weakened or removed. As a result highly inappropriate, obtrusive, and badly located and designed development is able to occur more easily.

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There has been a significant shift by the NSW Labor Government over the 10 years since it gained office. From 1995 to 2002 it implemented some demands of the development industry but also considered and included some of the concerns of the broader community, local government, environment groups and other state environmental agencies - particularly in the 1999 to 2002 period. Since the March 2003 election it has largely been the development industry's agenda that has been implemented. The most marked shift has occurred since the right wing neoliberal "Terrigal" faction of the NSW ALP took power in August 2005. The Government is now implementing the development industry's agenda in its entirety and as fast as it can without any consideration for the broader community and environment. The team heading this onslaught are Ministers Michael Costa (Treasurer and Infrastructure Minister, overseeing PPPs and much of the planning reform, and Minister for the Hunter); John Della Bosca (Commerce and Finance); Frank Sartor (Planning and Redfern Waterloo Authority); Joe Tripodi (Ports and Waterways and assisting Treasurer on Business and Economic Regulatory Reform), Eric Roozendaal (Roads), David Campbell (Regional Development, Water utilities and Minister for the Illawarra) and the Premier and Minister for State Development - Morris Iemma.

The NSW Liberal/National Opposition is promising to take the overhaul further in NSW. In a May 2006 speech to parliament (<http://www.parliament.nsw.gov.au/prod/parlment/hansart.nsf/V3Key/LC20060510048>.) the NSW Shadow Minister for Infrastructure and Finance and former assistant Shadow Planning Minister, Greg Pearce, announced that the Coalition would further ease and speed up the planning process on behalf of developers as well as easing and increasing the process for further takeover of public assets by the finance and development sector through PPPs. Both major political parties are falling over themselves to gain approval from their major donors at the expense of the broader public and environment.

The following document gives the detail and history of the changes that have been lobbied for and implemented since the early 1990s' the process and players involved and some of the projects that are impacting, largely on the eastern coast of NSW. The purpose of this document is to provide information on the development industries, political donations, major projects, players, politics and changes that have occurred to date for use in the effort to minimise and prevent further:

- Destruction and weakening of local government
- Loss of opportunities for community consultation and the ability for residents to have a say over the future of their local areas
- Loss of biodiversity and natural resources as a result of weakened regulations and policies
- Weakening or deletion of regulations and standards that protect the built and natural environment, Aboriginal and European heritage and residential amenity
- Corporate takeover of public assets, services and facilities (PPPs) on the local, regional and state level.

## Future Directions

The development industry agenda to deregulate planning, environment and building controls, increase takeover of the public sector, and to weaken community and local government is not over. They are currently lobbying for and are likely to continue lobbying for:

- The deletion of localised building standards and codes
- Further take up of PPPs
- Further planning "reform" in NSW despite the 2006 amendments being considered the final reforms
- Further weakening of the role of local government through more forced amalgamations and deletion of planning powers where they are deemed uncooperative by the development industry.

## What needs to be done

- Prevention of further weakening and stripping back of local council building codes and standards including ending the use of private certifiers that can undermine the standards.
- A moratorium on further PPPs, a genuinely independent review of their necessity, and the detail of existing PPPs to be made fully public.



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- Future planning reform to be only considered if it is of proven benefit to the community and environment and a reversal of some of the key amendments to the EP&A Act that have occurred - particularly through the 2005 and 2006 Acts in relation to Part 3a major projects, infrastructure and ministerial powers over local government.
  - Genuine and full public consultation on future regional and metro sub strategies (eg Mid North Coast, subregions of Sydney), and better environmental and community outcomes in existing draft regional strategies.
  - ICAC to look into corruption (taking of bribes and donations from developers) at ALL levels of government. An end to political donations from the development industry at all levels of government and restrictions on the amount of money that can be spent on election campaigns.

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# The Development Industry's Takeover of Planning & Development Regulation in NSW 1993 - 2006 (History And Timeline)

## 1993- March 1995

- **1993** - The Property Council of Australia ([www.propertyoz.com.au](http://www.propertyoz.com.au))- a leading advocate for the Australian property industry, through its then and now CEO, Peter Verwer, begins its campaign to reform planning legislation, planning instruments and development assessment practice across Australia.
- **August 1993** - A *Report by the Independent Committee of Inquiry into a National Competition Policy* (the Hillmer report) is released - its main focus is for Governments to review all their regulations (including planning and environment protection regulations) to ensure they do not restrict business competition.
- **October 1993** - In response to the property industry's campaign and the Hillmer Report, the NSW Liberal Government appoints a *Commission of Inquiry into Red Tape* chaired by Garry Sturgess (former NSW Premier Greiner's cabinet secretary and now, in 2006, running *Serco Pty Ltd* – a UK based global company successfully lobbying governments for corporate takeover of thousands of public assets and facilities around the world (Private Public Partnerships (PPPs)). In 1993 Sturgess was temporarily brought over from the UK where he had been advising the Thatcher Government on setting up a Premiers Department and Cabinet Office.
- **January 1994** - The Sturgess Report - "*Thirty Different Governments*" - is released. It lists the regulations in NSW that the development industry needed to comply with to gain State and Local Government approvals and recommends a series of changes to speed up and ease the process for developers. .
- The NSW Government releases two Green Papers following the recommendations of the Sturgess Report - "*Towards an Integrated Land Use, Planning and Natural Resource Approvals Policy for NSW*" and "*Regulatory Innovation - Regulation for Results*" - which marks the beginning of the overhaul of planning and building laws in New South Wales.
- The Property Council campaign, the COI and its subsequent report and the Green Papers of the early 1990s use the language that is to be heard repetitively in States across Australia over coming years as planning (and other business) deregulation is advanced. Too much complexity, red tape burden, time, and inefficiency in existing planning and development processes are chief reasons given for an urgent need for change, by the development industry and the Governments that take up its agenda.

## March 1995 - March 1999

- **March 1995** - The Carr Labor Government wins government in NSW, helped by Green preferences. Craig Knowles is appointed Minister for the newly formed Department of Urban Affairs and Planning (DUAP).
- **April 1995** - An agreement is made by State and Federal Governments (Council of Australian Governments (COAG)) to adopt the recommendations in the Hillmer Report . A National Competition Council is set up later that year to advance regulatory reform.
- **1996** - The Property Council produces two reports:
  - *Planning for Change - Recommendations for Australia's Development Systems* - its blueprint for planning and development control systems across Australia, and
  - *States of Progress - An Audit of Planning and Development Control Legislation in Australia's States and Territories*,.

- **May 1996** - The NSW Labor Government with Craig Knowles in charge of planning continues the previous Liberal government's moves to deregulate planning in response to property industry demands and produces a Green Paper on *Integrated Land Use and Planning*. It is based on submissions to the previous Liberal Government's planning reform Green Papers and goes part way towards satisfying the property industry's agenda.
- **December 1996** - Victoria becomes the first State to announce a complete overhaul of the State's planning system based almost completely on the Property Council's blueprint – *Planning for Change - Recommendations for Australia's Development Systems*. (Premier Jeff Kennet had already paved the way for radical change by sacking every elected council in Victoria, and replacing them with his own appointed commissioners and by forcefully amalgamating councils to reduce the number from 210 to 78).

In response to the Victorian announcement the Property Council announces it will actively promote it as the model for others to follow. A release from their website on 19 December 1996 says:

*Rob Maclellan, Victorian Planning Minister gave the property industry an early Christmas present announcing a bold package to streamline the State's Planning system. By adopting 90 percent of the proposals in the Property Council's blueprint - Planning for Change, Victoria has secured it's reputation as the nation's leader in planning reform.*

*Key elements of the package are :*

- *Cutting the number of State and regional planning systems from 206 to 78;*
- *Slashing the number of planning zones from 2,872 to 26; and*
- *Creating performance based planning control solutions.*
- *The package simplifies Victoria's development control system. For the first time, it will provide a consistent set of development zones across the State.*
- *Members can expect reduced approval times, lower holding costs and greater flexibility for developers.*

*While Victoria has been convinced of the merits of planning reform, the Property Council has an enormous job to secure similar reforms in every other State and Territory. In the new year, the Property Council will actively promote Victoria as the model for others to follow. "*

(The planning deregulation, being promoted by the property industry continues in Victoria to this day (as it does in all states) indicating that no matter how much any government complies with the development industry's demands - it will never be enough.)

- **February 1997** - In NSW Planning Minister Craig Knowles releases the "*Integrated Development Assessment - White Paper and Exposure Draft Bill*" is released. The draft Bill amends the Environmental Planning and Assessment Act 1979 by replacing Part 4, which deals with development control and assessment. The changes overall are designed to greatly ease the process required for developers to gain approval of their projects. They include:

Fast tracking and easing development assessment and approvals - eg integration of development, building and subdivision applications in one consent, and extension of time allowed between approval and when building must begin.

New development categories to bypass local council controls including State Significant, Complying and Exempt development

Use of private certifiers to approve developers' work, negating council inspections of developments during construction and after completion.(proved to be a highly discredited system with many certifiers simply giving developers the results they want). In a submission to DUAP at the time the Independent Commission Against Corruption (ICAC) points to new opportunities for corrupt conduct to occur as a result of the use of private

certifiers:<http://www.parliament.nsw.gov.au/prod/parlment/hansart.nsf/V3Key/LA19971112047>

- **November 1997** - Parliament passes the *Environmental Planning and Assessment Amendment Bill* - enabling the EP& A Act amendments to occur. In a speech to Parliament at the time, Independent MP Clover Moore states:

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*The bill has nothing to recommend it. Its net effect dilutes the intent and effectiveness of the landmark, worthy, ALP legislation — the 1979 Environmental Planning and Assessment Act. It diminishes public notification and participation. It excludes certain developments from any assessment at all. It diversifies and privatises consent and, sadly, encourages degradation rather than enhancement of our urban and natural environments. It will also encourage collusion between developers and accredited certifiers, and then protect that collusion ..... by creating a duty of confidentiality of client communications between the developer and the accredited certifier, unless the developer consents to disclosure. In this respect the bill reveals its true colours as a developers' charter which is intended to prevent public involvement or effective scrutiny. The legislation is appalling.* <http://www.clovermoore.com/idx.htm?http://www.clovermoore.com/speeches/1997/971112-1.htm>

In a speech to Parliament, Upper House MP Richard Jones unwittingly predicts the future when he exposes the rift between the NSW Premier and Planning Minister over the Bill:

*I wish the Premier had more control over this Minister. I understand that a confrontation occurred about this legislation and people virtually got out their guns and pointed them at each other - metaphorically speaking, of course. In the end Craig Knowles won, and so did the developers. Perhaps that is a foretaste of something to come further down the track.*

<http://www.parliament.nsw.gov.au/prod/parlment/hansart.nsf/V3Key/LC19971205031>

- **1997** - Other States are also introducing similar planning legislation amendments in line with a nationwide push for deregulation.. For example the Queensland Parliament passes the *Integrated Planning Act 1997*
- **March 1998** - a joint development industry (property, finance, mining, construction) submission to all Planning, Housing and Local Government Ministers , entitled *Unfinished Business - Prospects for an Intergovernmental Agreement on Development Assessment* is released. It is in response to the Federal Howard Government's 1997 release of earlier joint industry document: *Time for Business* and his response to that report: "*More Time for Business*" and is based on trying to gain nationwide consistency with the planning deregulation underway in all States and Territories.  
[http://www.daf.gov.au/reports/unfinished\\_business.pdf](http://www.daf.gov.au/reports/unfinished_business.pdf).

The report forms the basis for the formation of the Development Assessment Forum (DAF)- formed to bring together the development industry with relevant State, Territory and Commonwealth Ministers in order to "streamline" the processes used for development approval and cut red tape. The DAF chair from 2003 to 2005 is Property Council CEO - Peter Verwer. In 2006 former DG of DUAP, Sue Holliday, takes over as Chair. ([www.daf.com.au](http://www.daf.com.au)). The DAF is coordinated through the Federal Department of Transport and Regional Services.

- **July 1998** -- In NSW *Environmental Planning and Assessment Amendment Regulations* are adopted bringing the Act into force and consultations begin on the review process for further changes to the EP&A Act.
- **Late 1998** - The Property Council in NSW heads a pre-emptive strike to push for changes to other Parts of the EP&A Act in NSW – using language such as "the system is collapsing under its own weight" It commissions JBA Planning and Lindsay Taylor of Phillips Fox Lawyers - a then member of its NSW Division Council (who was later to be appointed to the NSW Government's Planning Review Taskforce) to review the plan making process. (Property Australia - "*Better Late than Never 1/3/99*" [www.property.com.au](http://www.property.com.au))

Their report - "*Planning: A New Way Forward: Environment Planning and Assessment Act Part 3 Review*" -is prepared to assist DUAP develop its plan making discussion paper (*Plan Making in NSW: Opportunities for the Future*) which is not released to the public until June 1999. The Property Council's report contains 23 specific recommendations. The thrust of it is that the NSW Government should adopt the model introduced by the Liberal Kennett Government in Victoria in 1996 (see above).

- **Pre March 1999 election** - the Property Council is able to preview a copy of the Government's discussion paper on reform of the planning system in NSW (*Plan Making in NSW: Opportunities for the Future*, and discuss the paper with Planning Minister Craig Knowles.(Property Australia - "*Better Late than Never 1/3/99*" [www.propertyoz.com.au](http://www.propertyoz.com.au))

## March 1999 – March 2003

- **March 1999 election** - the NSW Labor Government is re-elected, and Craig Knowles is replaced by Andrew Refshauge as the new Minister for Urban Affairs and Planning.

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- **June 1999** - the *Local Government Amendment (Amalgamations and Boundary Changes) Bill* is gazetted. It eases procedures for voluntary amalgamations of councils. Between 1991 and 2001 ten councils become five new councils including Canada Bay in Sydney and Richmond Valley and Pristine Waters on the Far North Coast.
  - **June 1999** - the Government, with new Planning Minister Andrew Refshauge, releases its Green Paper *Plan Making in NSW: Opportunities for the Future* (see above). The paper sets out key problems with the current system, some of which are similar to those expressed by the property industry, and others that more reflect community concerns. The stated problems include: the system's complexity with too many zones; absence of regional planning; inflexible nature of most local plans; absence of requirements for [council] performance monitoring and review; and lack of community involvement.
  - **August 1999** - All state and territory governments agree to adopt the property industry's proposals for reform of development control systems across the country at a meeting in Canberra of the Development Assessment Forum. The Property Council reports

*"the Property Council has scored a new breakthrough for its members. ...Getting nine governments to agree the system needs to change is a huge first step toward planning sanity. Getting them to agree to OUR plan and principles for reform confirms our influence"* (12/08/99 - Planning Ministers have Endorsed our Plan for Reform - <http://www.propertyoz.com.au> )

- **1999** - another peak development industry lobby group is formed in NSW - the NSW Urban Taskforce. The Taskforce executive and steering committees are comprised of major industry representatives such as the CEOs and Managing Directors of Macquarie Bank's property development arm (Urban Pacific), Bilfinger Berger Australia, Rosecorp, Hardie Holdings and Multiplex. It is dominated by Hunter based industry players such as Hardie Holdings. Its executive and steering committees also have former advisors to key NSW and Federal Government Ministers. Its website ([www.urbantaskforce.com.au](http://www.urbantaskforce.com.au)) states:

*"The NSW Urban Taskforce was founded in 1999 to foster close working relations with all levels of government in NSW and to facilitate better outcomes for development and planning issues affecting its members.*

*The establishment of the NSW Urban Taskforce was an initiative by key players within the property development sector, responding to a feeling that they were not the primary lobbying priority of other urban industry groups.*

*The NSW Urban Taskforce has a growing membership, capped to 70 member organisations in 2005/6. The current members include some of Australia's largest property developers, construction companies, major infrastructure providers, planners, financiers and lawyers involved in property development.*

- **From the late 1990s** - property industry donations become increasingly significant to the NSW Labor Government as well as the Liberal Party, increasing pressure for its planning deregulation agenda to be taken further. (The increasing influence of the property and construction industry on the major political parties, prompts former Prime Minister Paul Keating to declare a couple of years later *"I think we would be better off if developers were forbidden from donating election funds to municipal candidates and to political parties."*(The Financial Review, 06/04/2001.) Damien O'Connor, Assistant General Secretary of the NSW ALP in 2002 says:

*The sharply rising cost of funding election campaigns is making the ALP more and more reliant on large donations from the corporate sector. This compromises our ability to develop and implement policy that may offend the corporate sector much more than it does the Liberal Party who proclaim the sector as their natural constituency"* (18.3.02 - Evatt Foundation website)

- **May 2000** - Following on from earlier Development Assessment Forum meetings, State and Territory Planning Ministers agree in Canberra to "harmonize" planning across the country. The DAF's *Best Practice Principles for Development Assessment* is signed by all States and the Commonwealth.
- **September 2000** - the *Environmental Planning and Assessment Regulation 2000* is introduced, amending the 1994 Regulation.. Changes include increased notification requirements and stop the clock time periods, requirement for more information concerning impacts on the environment to be included in planning certificates and EIS and for more information to be included with LEPs. Many of the changes are criticised by the property council as being against the pre 1999 election trends and Best Practice principles endorsed by State and Federal Governments. <http://www.propertyoz.com.au/>.

- **December 2000** - Further amendments to the 1994 and September 2000 EP&A Regulation are made that require a Master Plan, DCP or a contributions plan to be in place before a development consent is given.
- **2000** - The NSW Property Council of Australia's *Achievements for the Year* indicate the type of pressures and influences being placed on the NSW Government at the time <http://www.propertyoz.com.au/>:

### **A Simpler Planning Regime**

**Fewer councils** *The Property Council's campaign for local government amalgamations moved up a notch this year. The State Government is reviewing the structure of eight Sydney councils, which will provide us with a bigger platform to advance council mergers policy.*

**Planning reform** *Our push to repair NSW's decaying planning system was consolidated throughout the year through a series of high-level private briefings with the Premier, Opposition Leader, senior ministers and shadow ministers. The crunch time will be the next 12 months when the Government re-writes plan making provisions under the Environmental Planning and Assessment Act.*

### **Public Private Partnerships (PPPs)**

**Cross-city tunnel** *We are pressuring the State Government to allow the private sector to build, own and operate the planned Cross City Tunnel under the CBD .....*

### **Keeping our eye on councils**

**North Sydney** *The Property Council launched a major push for a thorough review of North Sydney's restrictive planning controls, which are inhibiting development in the CBD.*

**Hunter** *The Property Council's Hunter chapter played a key role in securing changes to a development control plan (DCP) for Newcastle's CBD. The DCP's over-prescriptive nature threatened to stifle property investment in the city.*

- **January 2001** - the NSW Government under the Local Government Minister Harry Woods, carries out a review into the restructuring of eight GMR councils, mostly in the inner parts of Sydney. The property industry urges it to extend the review to all parts of Sydney.
- **February 2001** - The *PlanFirst, Review of plan making in NSW* White Paper is released, 18 months after the Green Paper. It foreshadows publication of a draft exposure bill on the proposed reforms later in 2001. The main outcomes from PlanFirst would be to create 16 metropolitan and regional strategies and new local plans integrating all development requirements applying to a place and providing a one stop shop for development assessments. Its main objectives were property industry demands mixed with community and environmental concerns. They included:
  - Simplifying the system by reducing the numbers and layering of plans and the controls and actions contained in them
  - Strategies and plans to be developed and monitored that were explicitly founded on the principles of sustainability
  - Clearer state and regional guidance
  - Planning and managing regions and local areas as interconnected places
  - A point for regional collaboration for state significant and locally important issues to be addressed
  - More meaningful opportunity for community engagement
  - Safeguarding Ministerial powers to intervene where required ensuring environmental protection and maintenance of State or regionally significant assets.
  - Improving development assessment by streamlining remaining concurrence requirements,
  - crafting urban design and environmental controls to the characteristics of a place
- **2001** - The Property Council ramps up its campaign to overturn the NSW Government's policy against forced local council amalgamations.
- **Mid 2002** – Planning Minister Andrew Refshauge announces the go ahead for PlanFirst supported by start up funding of \$4 million and introduction of a strategic planning fee.
- **Mid 2002** - Coastal protection policies are strengthened with the introduction of a Comprehensive Coastal Assessment (CCA). The CCA is to begin on the Far North Coast to assess and map coastal biodiversity/native vegetation -to help future strategic plans. It is abandoned by 2003.

- **September 2002** - the Northern Rivers region is identified as the first region for a strategic plan under PlanFirst - it begins the extensive consultation process that results in the *Northern Rivers Regional Strategy* - a strategy very much based on ESD principles and welcomed by the community but which lacks a means of implementation and, like the CCA, is later abandoned.
- **November 2002** –State Environmental Planning Policy – SEPP 71 (coastal protection) is gazetted. Its main thrust is the need for councils along the NSW Coast beyond the Greater Metropolitan Region to forward applications for major developments (eg subdivisions, tourist resorts, commercial developments) in a sensitive coastal location to DUAP for assessment. While this stems the excesses of some developer-backed councillors for a while, it does not, in the end, protect fragile coastal environments from most high impact major developments. When changes to planning laws (under Part 3A of the *Environmental Planning and Assessment Act 1979* and *State Environmental Planning Policy (Major Projects) SEPP*), are introduced in 2005, they automatically bring major coastal developments under the new SEPP. The changes greatly reduce environmental checks and balances and community or council input (see 2005).

## March 2003- July 2005

- **March 2003** - Labor is reelected to power after spending a \$10m war chest on its election campaign which included major donations from the development industry. (SMH - 10/3/03)
- **March – end May 2003** – A restructure of Government Departments, occurs and lasts for two months. Staff from the Coastal Council and Resource and Conservation division, of Planning, most of the Department of Land and Water Conservation (DLWC) that were not in the Lands Dept such as the Healthy Rivers Commission staff, and some staff involved in the Threatened Species Unit of NPWS and the Fisheries Dept are amalgamated to form a new Department of Sustainable Natural Resources. Most of the former DUAP become the Department of Urban and Transport Planning. National Parks remains as a National Parks Service under the Minister for Environment.
- **End May 2003** – An overhaul as advocated by the property industry, occurs. A giant department under the former Planning Minister Craig Knowles is formed taking in all of the former DLWC, DUAP and the infrastructure role – the Department of Infrastructure Planning and Natural Resources. The Coastal Council and the Healthy Rivers Commission lose their roles. The property industry also want the NPWS to come under the DIPNR umbrella. This does not occur but subsequent changes to threatened species legislation (*Threatened Species Legislation Amendment Act 2004*) and the EP&A Act in 2005 weaken or remove their assessment, concurrence and approval powers over threatened species and Aboriginal sites and artefacts in State significant developments. .
- **June 2003** – Knowles announces the formation of the first of several Planning and Development Taskforces. The Taskforces are dominated by the development industry, their lawyers and/or consultants with connections to the Property Council, Urban Taskforce and Urban Development Institute of Australia (UDIA). For example the Chair of the Regulation Review - Local Development Taskforce – Neil Bird – was a past national president of the peak greenfield development group - the Urban Development Industry of Australia, had been a senior executive in Delfin (now Delfin Lend Lease), chairman of the Housing Industry's Planning Council, and held positions with the Government's Central Sydney Planning Committee, Honeysuckle Development Corporation in Newcastle and headed the Bringelly South West Group – one of the landowner groups that successfully overturned the green zones in the Metro.

The first Taskforces are:

- *PlanFirst Review Taskforce* - to replace PlanFirst and change NSW planning laws.
- *Regulation Review – Local Development Taskforce* – to “improve” local development assessment to simplify and speed up assessment processes
- *Section 94 Contributions and Development Levies Taskforce* - to look into infrastructure funding and an overhaul of the developer levy system.
- **July 2003** - The Minister for Local Government, Tony Kelly, writes to all councils asking them to submit their proposals for structural reform (amalgamations).
- **Sept 2003**. The Government announces a local government reform program for council amalgamations with regional reviews to be undertaken.
- **Sept, Oct 2003-& February 2004**. . The Planning Taskforce final reports are released. :

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- *Planning System Improvements – September 2003,*
  - *Improving Local Development Assessment in NSW – October 2003 and*
  - *Funding Local Infrastructure – February 2004 ,*

The reports contain recommendations for change that hadn't as yet been achieved through previous overhauls.

- **During 2004** - Other Planning Review Taskforces are formed and meetings are held behind closed doors. No recommendations are released for comment to the general public before being finalised. These taskforces included:
  - *Ministerial Consent Role Taskforce Review*
  - *Masterplan Taskforce Review*
  - *SEPP Taskforce Review*
  - *SEPP 5 Taskforce Review*
- **February 2004** - the Government's first forced council amalgamation is achieved with the proclamation of a new City of Sydney council that comprises the former South Sydney Council, parts of Leichhardt Council and the original City of Sydney. Elections are to be held for a new council and mayor following the existing elected council's sacking. In a widely reported remonstrance to a threatened legal challenge of the sacking by the then City of Sydney Lord Mayor Lucy Turnbull, future Planning Minister Frank Sartor says:
 

*"You are local government pissants..... This Government will destroy you"*  
<http://www.abc.net.au/stateline/nsw/content/2003/s1045521.htm>
- **February 2004** - The then Local Government Association (LGA) President Sara Murray, reports to Stateline (13.2.04) in a debate between herself and the Executive Director of the NSW Urban Taskforce, Sue Robinson, over the Government's council and planning overhauls, that in a far-reaching LGA survey of development assessment across the State they found :
 

*The median processing time for a development application across the State was 33 days. Now that's for big ones, little ones -- you name it. Now we don't think that's too bad. One of the stunning things we found was that 42 per cent of all DAs across the State are put in incorrectly or don't follow planning codes. We would actually posit that there's a very strong resistance in the development sector to accept our codes and to behave accordingly. They try to flout the system, if you like, get any bonus that they can. That holds up their development and then they scream that their development hasn't been put through efficiently.*  
<http://www.abc.net.au/stateline/nsw/content/2003/s1045521.htm>
- **March 2004** - In elections for the new City of Sydney council, the Government's preferred candidate for Lord Mayor, former Federal Labor Minister Michael Lee (currently a Director of Macquarie Bank's Macquarie Airports division and consultant to KPMG) fails to be elected when independent MP Clover Moore stands and wins. Lee is currently heading a team trying to remove Clover Moore as Lord Mayor.
- **August 2004** - The number of NSW councils are by now reduced from the 172, that had existed in March 2003, to 152. Apart from the City of Sydney amalgamation the regional ones are largely based inland with coastal amalgamations being limited to a few in Northern NSW such as the newly created Clarence Valley Council.
- **Sept 2004** – Another Department of Local Government (DLG) paper: *Structural Reform of Local Government in NSW* is released to review further amalgamations.
- **September 2004** - Minister for Planning, Craig Knowles, announces the first stage of a major planning overhaul, based on the Taskforce recommendations. This will include a major reduction and standardisation of plans, policies, zones, provisions and definitions at local and state level across NSW. The development industry welcome the news:
 

*a simpler, easier to understand planning system is something the development industry has been seeking for several years. . The NSW Urban Taskforce has consistently lobbied since 2000 that the necessary reforms to the NSW planning system should focus on administrative reforms ... The current system has too many layers and is unnecessarily complex (30/9/04 "NSW Urban Taskforce welcomes Planning Reform Package - [www.urbantaskforce.com.au](http://www.urbantaskforce.com.au))*
- **December 2004** - Certain concurrence and approvals provisions are removed from planning instruments - largely concerned with roads and transport facilities.



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- **24 December 2004** - An easing of the ability for property owners to develop close to waterways is introduced the day before Christmas. The Planning NSW website stated of the change. *Certain development near waterways such as dwelling houses and dual occupancies as well as garages and swimming pools no longer need State government approval under the Rivers and Foreshores Improvement Act. The new exemptions will save people who want to improve their properties time and money.*
  - **March 2005** - the Development Assessment Forum, still chaired by Property Council CEO Peter Verwer release their *Leading Practice Model for Development Assessment in Australia* that proposes ways to achieve faster and cheaper development assessment delivery. It is a follow on from the previously endorsed *Best Practice model* and is later endorsed by all State and Federal Ministers.
  - **April 2005** - The Sydney Morning Herald reports the Minister for Hunter and future Treasurer and Minister for Infrastructure Michael Costa as saying he favours an approach in planning whereby the Government puts in the Infrastructure and leaves it to market forces to determine where development should go. The remarks are made at a public forum on planning in the Hunter, where he also threatens the regional director of planning with the loss of his job if he continued his pro-planning attitude. (*Costa gets hot under the collar on planning - SMH 5/4/2005*)
  - **May 2005** - The second stage of the major planning overhaul (State Significant Development) is announced focussed on major developments. The reforms will place most major developments with the Minister for approval through a State Significant Development SEPP. The reforms are to include:
    - the introduction of a 'one assessment — one approval' which removes most other concurrence and approval powers of other State Departments and Councils.
    - the removal of 'stop the clock' provisions for all major projects
    - environmental and other assessments cut back to speed up assessments for all major projects.
    - the introduction of 'concept approvals' for major projects (Concept Plans), providing up-front approval of the broad parameters of a project to avoid developers having to carry out assessments and seek approvals for further stages. .

The announcement is welcomed by the property Industry which describe the reforms as  
*"providing upfront certainty to assist in achieving major project approvals of state and regional priority. The reforms are long overdue and will cut the bureaucratic red tape which has been crippling the development industry" NSW Urban Taskforce - 12/5/05) .*

- **May 2005** - a new state environmental planning policy - (*State Significant Development SEPP*) - is gazetted. It brings large and significant developments under Ministerial (rather than council) control for assessment and approval. It includes specific types and sizes of development as well as all development within specific areas such as Kosciuszko and the coast. The area covered by the Redfern Waterloo Authority is currently (April 2006) being considered by DOP for inclusion in the SEPP.
- **June 2005** - The NSW parliament passes the *Environment Planning Assessment Amendment (Infrastructure and other Planning Reform) Bill*. . The Bill is introduced and approved in record time with no opportunity for consultation with the wider community (apart from the development industry). The subsequent Act (gazetted on 29 July) creates a new Part 3a which pulls together the assessment and approval regime for all major projects that need the approval of the Planning Minister and that were previously dealt with under Parts 4 and 5. The new Part 3A applies to State government infrastructure projects, developments previously classed as State significant, and other large projects, plans or programs declared by the Minister as State Significant for economic, social or environmental reasons. Anything deemed "critical infrastructure" can also be approved by the Minister under his terms, with no appeal rights. When first introducing the Bill to parliament in May, the Planning Minister Craig Knowles says:
 

*The bill will cut red tape by reducing time, cost and complexity in the assessment of infrastructure projects, projects of State significance and critical infrastructure projects. Together with the new State Environmental Planning Policy (State Significant Development) 2005, which was gazetted last Wednesday, the provisions contained in the bill enable the Minister to determine strategic sites, projects or programs of State significance and resolve issues associated with them decisively, transparently and expeditiously.* <http://www.parliament.nsw.gov.au/prod/parlament/hansart.nsf/V3Key/LA20050527004>
- **July 2005** - the *EP&A Amendment (Development Contributions) Act 2005* and accompanying Regulation commence which expand the means by which contributions can be obtained and used at state and local level

- **27 July 2005** – Bob Carr resigns as Premier. Several months later he takes up a post as advisor to the Macquarie Bank. Property Industry reactions to the Premier's resignation indicate they are keen to see the extent and speed of reform being carried much further than had been to date.

*Carr deserves credit for presiding over a strong economy for much of his tenure, but a renewed focus on economic growth is essential for NSW in the next few years,'*

*We have welcomed the Government's planning reforms which have cut red tape, allowed for dedicated state significant approvals, and unlocked nearly \$1 billion in development contributions for community benefit. But we need to take this reform agenda further, much more needs to be done to maintain the state's national and international competitiveness as a place to do business (PCA 27/6/2005 - <http://www.propertyoz.com.au/>)*

- **29 July 2005** - Part 3A of the Environmental Planning and Assessment Act (see above) is gazetted to begin from August 1 2005..

## August 2005 - April 2006

- **1 August 2005** - Following Carr's resignation the Property Council focus on their first concern - abolishing the Vendor Tax on investment properties. A statewide and intense media campaign is carried out focussed on regional, local and mainstream media.
- **1 August 2005** - Treasurer and Deputy and former Planning Minister Andrew Refshauge resigns The Property Industry reaction indicates their less than full support for the Minister and their keen support for the new team:

*Always a gentleman to deal with, we appreciated the open door policy Dr Refshauge provided and his keen and genuine interest in addressing industry concerns. Of course we are disappointed that as Treasurer, Dr Refshauge did not abolish the Government's failed vendor tax but we were pleased that he did increase expenditure on much needed infrastructure.*

*"The departure of Dr Refshauge paves the way for substantial generational change in the ALP leadership. (PCA 2/8/05)*

- **2 August 2005** - A team headed by the young right wing neoliberals of the ALP, largely from the Terrigal right wing subfaction, with very close and cosy working relationships with the development industry, take over and elect the new Premier - Morris lemma. The main players include a number of very influential yet unelected and safe upper house seat holders including the most influential - former NSW Labor Council secretary and current Treasurer, Hunter (region) and Infrastructure Minister Michael Costa, John Della Bosca, and another former Labor Council secretary Eric Roozendaal (chief ALP fundraiser). Also in the team are lower house members David Campbell and Joe Tripodi. The "generational change" so beloved of the property industry, (otherwise known as the Terrigals) is summed up by Professor Peter Botsman in the online policy journal *Australian Prospect* and reported by Alex Mitchell in the Sun Herald of 28/8/05 ("Arrogant unelected brats" ruling ALP: The article quotes Botsman as saying the Terrigals represent:

*"a new level of audacity and arrogance.....: Terrigals do not believe in rank and file preselections or party democracy. It's winner take all and the survival of the smartest and the most ambitious....."*  
*"...a festering, simmering pool of resentment... constantly angling for new breaks, higher positions and more power".<http://www.smh.com.au/news/national/arrogant-unelected-brats-ruling-alp/2005/08/27/1124563063702.html>.*

The new Premier Morris lemma's first announcement on being sworn in is to abolish the vendor tax. The property industry welcomes his appointment and announcement

*"The Property Council enjoyed a good working relationship with Mr lemma in his previous role as Minister for Public Works and Services. .... It's comforting that he knows our industry well and the importance of good tax policy and public infrastructure to the long term economic development of the State. (PCA 2/8/05)*

The new cabinet team under Costa and lemma - break up the Department of Planning Infrastructure and Natural Resources again to form separate (and weaker) departments - the Department of Planning sits alone, while a by now considerably weakened Department of Natural Resources goes back under Primary Industries control (under Minister Ian MacDonald) Infrastructure comes under the Premiers Dept with Michael Costa becoming the new Minister for Infrastructure as well as Finance Minister - a prerunner to being Treasurer a few months later.

- **3 August 2005** - Planning Minister Craig Knowles resigns and in December 2005 joins Investec - a finance and property investment corporation. The property industry praise Knowles and indicate their support for Costa and lemma and the program they want them to carry out.

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*Industry widely regarded Knowles as a minister whose door was open and who always gave the property industry a good hearing. ....a new economic program will be essential to maintain the state's relative economic performance. This is critical to NSW being the 'economic powerhouse' lemma wants to see... Creating a new Finance ministry [under Michael Costa] to cut waste and red tape, as part of wider microeconomic and tax reform, will be welcomed in the property industry. (PCA 3/8/05)*

Frank Sartor is appointed new Minister for Planning. He is welcomed as a "can do" Minister by the NSW Urban taskforce who urge the remainder of the planning overhaul to be implemented. (NSW Urban Taskforce 3/8/05 <http://www.urbantaskforce.com.au/viewmedia.php?id=25>)

- **4 August 2005**, - at a meeting of the (Australian) Ministerial Council, State and Territory Local Government and Planning Ministers acknowledge the Development Assessment Forum's *Leading Practice Model for Development Assessment in Australia* in their communique as an important reference for individual jurisdictions in advancing reform of development assessment" ([www.daf.com.au](http://www.daf.com.au))
- **5 August 2005** - the property industry step up their campaign to discredit local government and for corporate takeover of public services and facilities (PPPs) with a "survey" that indicates Sydney people have little faith in State and local government to do the right thing by planning and development (PCA 5/8/05)
- **August 2005** - a specialised government unit - the *Infrastructure Implementation Group* - is set up within Government to co-ordinate the delivery of major infrastructure projects between the private and public sector (PPPs) (euphemism for private takeover of public assets) with the advice of David Richmond (head of the Redfern/Waterloo Authority and former head of the Olympic Coordinating Authority) is set up within Government.
- **September 2005** - The new Government deletes the green zones from the Metro Strategy following strong lobbying from developers and peak industry groups.
- **September 2005** - The last of the reforms introduced through the July 2005 Environment Planning and Assessment Amendment Act 2005 are put in place. They include.
  - Strengthening of Section 117 directions, that enables the Minister to give directions to council over any planning matter including changes to their planning policies or instruments. All previous directions are repealed and replaced with a new set.
  - The *Environmental Planning and Assessment Amendment (Planning Instruments and Development Consents) Regulation 2005* is gazetted to enable local council LEPs, Development Control Plans and Masterplans to be overhauled and replaced.
- **September 2005** - A draft LEP Standard Template is released for comment, following on from a 2004 working draft. The new draft standardises provisions and zones and reduces LEPs to one for each LGA, zones from 3000 to 25, definitions from 1500 to 240, and provisions to a few common standards. Councils will be required to rewrite their LEPs to the standard over the next 2 to 5 years.
- **September 2005** – the Infrastructure Partnerships Australia group is formed – a new industry platform for promoting and implementing corporate takeover and running of public projects such as hospitals, schools, roads (eg Cross City Tunnel) , rail, police. It is chaired by former Victorian Kennett Government Major Projects Minister Mark Birrell who is also leader of Minter Ellison's national infrastructure group and Director of Australia Post. The group is comprised of major global and national finance, defence, property and construction industries, including corporations that are benefitting from current and earmarked PPP projects in NSW and Australia. The main purpose of the group is to “act as a ...trusted meeting place for key companies and decision makers” to deliver private public partnership projects “faster and more effectively” Gary Sturgess - (the initiator of the first NSW "red tape" inquiry held to overturn planning regulation in 1993 under the former NSW Liberal Government and who now runs Serco a global company based in UK that lobbies for corporate takeover of public services, infrastructure and facilities globally) is a keynote speaker for the first IPA conference. The IPA works closely with the NSW Government's Infrastructure Implementation Group.
- **November 2005** – The *Infrastructure Implementation Corporation Bill* is passed by parliament to give the already established Infrastructure Implementation Group new powers to "step in" to approve projects. Infrastructure Minister and now Treasurer Michael Costa and former Public Works minister and Premier Morris lemma are key players in the bill's implementation. As future Treasurer and Infrastructure Minister, Michael Costa has the final oversight and power to approve or otherwise all PPP projects in NSW. . The purpose of the Bill is to deliver PPPs “faster and more effectively”

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From November onwards a large number of PPPs are awarded to key industry players such as Macquarie Bank, Babcock and Brown and Bilfinger Berger. They include toll roads, rail, hospitals, prisons and schools. The use of and increase in PPPs by the NSW Government has been a plank of the Property industry's push for "reform" Its PPP projects, which are also with the Federal and other State Governments are worth trillions of dollars. There has been little knowledge of or opposition to PPPs due to the speed and fairly closed manner with which they have been awarded and implemented (as "critical infrastructure" projects) over the past few months in NSW. However PPPs are a euphemism for the corporate or private sector takeover of public services, assets and facilities for their own profits, while getting the public to pay them for the privilege, and cutting out anything that can threaten private profits (such as a competing public transport routes) for up to 50 years. . The Cross City Tunnel exemplifies the problems involved in PPPs. The following opposition voices sum up key concerns:

On an ABC Four Corners program on the 2 February 2006, former Auditor General of NSW, Tony Harris, described PPPs as *"a euphemism for selling off things that you shouldn't sell under the guise that it's better for everybody. ....PPP's prevent public options such as light and heavy rail, or fully public hospitals during the time of the deal which often runs for as much as 50 years"*.

- **6 April, 2006** In The Age in Victoria, Graeme Hodge, Professor of Law and Regulatory Studies at Monash University, who has done extensive research into PPPs globally, warns that Victoria is beset by a "PPP frenzy": ('Private deals, public pays', 6/4 - The Age). (His warning over Victoria is even more relevant to NSW, which is now held up by the IPA as a leader in promoting PPP projects).

*As in Britain, Victorian PPPs too often look like "a sham with falsified figures paid to the private sector to pay for exaggerated risks. Too often PPPs seem to originate from financiers on the basis of the super profits they promise, rather than from careful and consistent development of good public policy by government in consultation with citizens. The danger occurs when a government becomes mesmerised by the promise of a big project, supported by economic consultants that provide an over-optimistic assessment of the benefits, and when, as in the recent Sydney example [Cross City Tunnel], it becomes clear that they are nonsense. There is serious moral hazard here, in that committing to such projects is rather like over-committing your children's credit card on their behalf.... it is the next several generations that will pay...*

*It's time to take a pause and ask some questions: given that the Government is a PPP advocate and has a preference for private finance, how can it be at the same time a steward for the public interest? Is it true that the smartest boys in the room from private banks now tell government what our planning and capital works priorities are and that we have effectively outsourced our infrastructure planning brains to them?*

*The PPP frenzy seems too like the South Sea Bubble, or the sharemarket tech-boom, with governments behaving less like smart purchasers of modern services, than dupes of merchant bankers while carrying forward costs to future generations. Critics of PPPs in Britain called them "public fraud and false accounting, commissioned and directed by the Treasury"*

<http://www.theage.com.au/text/articles/2006/04/05/1143916587268.html>

- **From November 2005** - A huge number of developers begin to make use of the easier and simpler assessment and approval process and lodge their major projects (subdivision, commercial, industrial etc developments) with the Minister for approval through the Major Projects SEPP under Part 3a of the EP&A Act. Many are approved over coming months and there is a surge in projects that had been relatively dormant in the previous ten years, such as sandmining in coastal and other environmetnally fragile areas, and mines and quarries that had not managed to gain approval in the past such as Newnes Plateau in the Blue Mountains. There is also a surge in major residential and commercial development applications on the coast as Major Projects under Part 3a.
- **December 2005** - NSW Premier Morris lemma launches the PPP peak industry and lobby group Infrastructure Partnerships Australia (see above) in front of 140 private and public sector CEOs. NSW is seen as a leader in the take up of PPPs since Costa and lemma took over. They are held up as an example for other States to follow.

- **January 2006** - The first of the coastal regional strategies is released - the draft Lower Hunter Regional Strategy (LHRS) - it has been significantly altered between leaving the regional DOP (planning) office and gaining final approval through Cabinet and Infrastructure Minister, Minister for the Hunter, and Finance Minister (or future Treasurer) Michael Costa. Major Hunter developers such as Hardie Holdings benefit from additional "Investigation Zones" over their land in the Hunter Valley, a weak criteria is included that would enable any development to still occur anywhere and thousands of hectares of high conservation value vegetation is earmarked in future development zones despite there being ample cleared and suitably located land for new development.
- **February 2006** - Planning Minister Frank Sartor introduces the *Environment Planning and Assessment Amendment Bill 2006* into Parliament. The Bill is rushed through with no consultation (apart from the development industry) and gives the Minister far reaching power going far beyond those already achieved, by enabling the Minister to:
  - Replace a council with a planning administrator or panel for extremely broad and vague reasons such as the council's performance with regard to the manner and speed with which it processes DAs. No reasons have to be given for a takeover.
  - Amend, revoke or make a DCP in place of a Council
  - Direct a council to make, amend or revoke a development contributions plan or do so on their behalf for no particular reason, negating the ability for councils to collect levies from new developments for parks, roads and other services and infrastructure.

In response to the Bill, Upper House MP Sylvia Hale states:

*The bill is a combination of three years of relentless attacks upon local government and local democracy in this State. We have a consistent pattern of cost shifting onto local government; the capping of rates, which starves councils of their ability to provide services to their constituents; the denying of any GST revenue to councils; and the travesty of forced amalgamations, which have not worked well. ...*

*We have had a whole suite of planning reforms, whether it be the local environmental plan template, the attempt to impose uniform definitions across the State regardless of the difference in topography, demography or history of an area, and amendments to the Environment Planning and Assessment Act in the middle of last year, which introduced in part 3A, the contents of critical and major infrastructure, and the circumventing of all forms of community and environmental consultation.*

*We have had the introduction of the metropolitan strategy, which I believe is anything but a strategy, because there have been no benchmarks, no time lines, no way of measuring the success or otherwise of the goals, and there been no infrastructure plan put in place. This is yet another amendment of the Environmental Planning and Assessment Act. No sooner had the ink dried on the last round of amendments than there were new ones designed to transfer even more power to the Minister for Planning.*

<http://www.parliament.nsw.gov.au/prod/parlament/hansart.nsf/V3Key/LC20060309038>

In contrast, the Property Council congratulates the Government on carrying out its final reforms and urges it to now turn its attention to infrastructure (PPPs).

- **February 2006** - A Cabinet reshuffle gives the Minister for Finance, Infrastructure and the Hunter - Michael Costa - the Treasurer position. The changes for his and other aligned Ministers' portfolios are welcomed by the development industry. The Property Council and NSW Urban Taskforce are extremely enthusiastic about Costa's new role. The PPP lobby group Infrastructure Partnerships Australia website says:

*"The alignment of Treasury and Infrastructure under Michael Costa should ensure clear timelines and innovative funding solutions are outlined in the upcoming Infrastructure Plan. It is needed urgently to give effect to the Metropolitan Strategy released last year and we hope the combination of portfolios produces a deliverable document.*

*"Eric Roozendaal's [ALP's major fundraiser when state secretary] appointment as Roads Minister allows the Government to promote partnerships with the private sector that will bring forward investment in the M4 East, the F6 and the F3 Connection – as well as the upgrade of the Pacific Highway.*

*"Joe Tripodi's significant economic experience will hopefully guide the new investments required in Ports and Energy.*

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- **February 2006** - The the *Infrastructure Implementation Corporation Act 2005*, passed by parliament in November 2005, comes into effect. It gives the Infrastructure Implementation Group new powers to step in to approve projects. The purpose of the Bill is to deliver PPPs "faster and more effectively" Treasurer and Infrastructure Minister Michael Costa has the final oversight (and power to approve or otherwise) all PPP projects in NSW.
  - **February 2006** - The Department of Environment and Conservation (DEC) - releases its *Biobanking in Coastal and Growth Areas* discussion paper which promotes the use of biodiversity offsets (biobanking). Biobanking is to be later promoted as pilot schemes in new release areas of Sydney and the Hunter ahead of certification of future revised planning instruments as was originally intended. It is welcomed by the development industry, particularly those who predict they could benefit greatly from such a scheme such as Hardie Holdings in the Hunter who is already collecting tradeable environmentally fragile lands.
  - **March 2006** – The EP&A Amendment Act 2006 is approved by parliament
  - **31 March 2006** - The final LEP Standard Template is gazetted. It differs from the draft in some of the zones, the deletion of the Additional Prohibited Uses (but not Additional Permitted Uses) Schedule as asked by the property industry, and in the provisions and definitions. Many provisions are still to be finalised for inclusion at a later date. The 2-5 years period for councils to rewrite their LEPs begins.
  - **March and April 2006** - Following on from the Lower Hunter Regional Strategy, draft Regional Strategies for the Far North Coast then South Coast are released. Like the Hunter strategy, they lack detail, and are fairly vague and glossy, and include the same standardised "sustainability criteria" and similar potential loss of vegetation.
  - **7 April 2006** - The Federal Government's recently formed Taskforce on Reducing the Regulatory Burden on Business releases its *Rethinking Regulation* report - which finds more ways to cut red tape and burdens on the property, construction, mining and other industries. [www.regulationtaskforce.gov.au](http://www.regulationtaskforce.gov.au)
  - **29 April 2006** - Further protests emerge from the property industry over standards for building heights and floor space ratio (FSR) being too tough in many local councils and needing reform. (SMH 29.4.06). The property industry is lobbying for a national "harmonised" set of building regulations to be used by all States and local councils in place of localised or tougher state standards. The Regulatory Review Taskforce recommends that all governments commit to the intergovernmental agreement for building regulation.
  - **1 May 2006** – The NSW Government considers scrapping tougher energy targets under its BASIX initiative for new homes. The property industry has lobbied hard to reduce and/or scrap such targets, making them voluntary instead.
  - **10 May 2006** - The NSW Liberal/National Opposition vows to take the planning overhaul even further than the current situation in NSW, accusing the ALP of not doing enough for the development industry!. In a speech to parliament the NSW Shadow Minister for Infrastructure and Finance, Greg Pearce, announces that the Coalition would further ease and speed up the planning process [on behalf of developers] as well as easing and increasing the process for further takeover of public assets by the corporate sector through PPPs. (<<http://www.parliament.nsw.gov.au/prod/parlment/hansart.nsf/V3Key/LC20060510048>>)

## Snapshot of Planning Changes advocated by the property industry and adopted by the NSW Government (March 2003 to April 2006)

Changes advocated by the property industry	Changes introduced by the NSW Government
<p><b>State Department Reform</b>  <i>Reform of the practice and administration of planning at state level through the amalgamation of natural resources, infrastructure, environment and planning departments.</i></p> <p>Incorporate the National Parks and Wildlife Service (NPWS) into DIPNR to become engaged in the planning process in a cooperative manner (NSW Urban Taskforce).</p>	<p>Following the March 2003 election a new Department of Sustainable Natural Resources and separate Department of Urban and Transport Planning are formed (see timeline). They last for two months to the end of May when the giant Department of Infrastructure Planning and Natural Resources (DIPNR) is formed. DIPNR is broken up again in 2005 leaving a much weakened Natural Resources department that returns to Primary Industries.</p> <p>The National Parks and Wildlife Service (NPWS) is amalgamated with the Environment Protection Authority (EPA) to form the Department of Environment and Conservation. Attempts by the Planning Minister to take over the NPWS role on private land fails, but its role is weakened through subsequent changes to the Threatened Species Conservation Act 1995 and through changes to the Environment Planning and Assessment Act in 2005.</p> <p>Threatened species assessments (SIS) can be bypassed through the proposed but yet to be finalised biocertificaiton of part or whole of planning instruments and economic and social considerations have to be given much more consideration in listings and assessments..</p> <p>The EP&amp;A Act amendments in 2005 rule out the use of Stop Work or Interim Protection Orders to prevent the destruction or threatened destruction of threatened species and their habitats on all projects declared or lodged as critical infrastructure under Part 3a.</p> <p>The EP&amp;A Act 2005 amendments also deleted the requirement for approvals for destruction or harm to Aboriginal sites or items under the National Parks and Wildlife Act on land affected by state significant declared projects.</p>
<p><b>Cabinet</b>            Increase the role of Cabinet Committee in planning reform</p>	<p>Cabinet and ultimately the Treasurer (now Michael Costa) oversee final reforms, such as giving final stamp of approval to the draft Regional Strategies – (parts of which are altered to be more acceptable to developers between release from regional offices and final release from Cabinet).</p>

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<p><b>External Review of EP&amp; A Act</b></p> <p>Replace PlanFirst and carry out an external review of the EP&amp;A Act</p>	<p>June 2003 - Planning review Taskforces are formed, comprised largely of members connected to the property industry, some DIPNR representatives and one or two local government General Managers/Directors of planning. They are given the task of</p> <ul style="list-style-type: none"> <li>• reviewing PlanFirst and reforming NSW planning laws (PlanFirst Review Taskforce),</li> <li>• “improving” local development assessment to simplify and speed up assessment processes (Regulation Review – Local Development Taskforce) and</li> <li>• Looking into infrastructure funding and an overhaul of the developer levy system. (Section 94 Contributions and Development Levies Taskforce).</li> </ul> <p>The following Taskforce reports are released at the end of 2003/early2004:</p> <ul style="list-style-type: none"> <li>• <i>Planning System Improvements – September 2003,</i></li> <li>• <i>Improving Local Development Assessment in NSW – October 2003</i></li> <li>• <i>Funding Local Infrastructure – February 2004 ,</i></li> <li>•</li> </ul> <p>Other Planning Review Taskforces are formed and meetings are held behind closed doors. No recommendations are released for comment to the general public before being finalised. These Taskforces included:</p> <ul style="list-style-type: none"> <li>• <i>Ministerial Consent Role Taskforce Review</i></li> <li>• <i>Masterplan Taskforce Review</i></li> <li>• <i>SEPP Taskforce Review</i></li> <li>• <i>SEPP 5 Taskforce Review</i></li> </ul> <p>All Taskforce Reports released contain most of the recommendations for change put forward by the property industry: Most of the recommendations are supported by the NSW Government.</p> <p>In September 2004 – the Government announces a major overhaul of the NSW planning system based on the Taskforce recommendations.</p>
<p><b>Public Private Partnerships (PPPs)</b></p> <p>Intense lobbying occurs from global finance and property investment sector for increased private sector “partnerships” with government in public infrastructure and services..</p> <p>(PPPs are a euphemism for the corporate or private sector takeover of public services, assets and facilities for their own profits, while getting the public to pay them for the privilege, and cutting out anything that can</p>	<p>By mid 2005 the NSW Government has about \$3.5 billion of public/private partnerships under way and is acknowledged as a leader in Australia in implementation of PPPs..</p> <p>In September 2005 the Infrastructure Partnerships Australia group in Australia is formed by some of the largest global investment and property companies with the purpose of promoting PPPs. It is run by these major corporations in tandem with State and Federal Governments. The NSW Department of Commerce (Minister - John Della Bosca) is a founding member of IPA.</p> <p>The NSW Government simultaneously forms the Infrastructure Implementation Group - its own internal department devoted to promoting PPPs and working closely with IPA. .</p> <p>In February 2006 - the <i>Infrastructure Implementation Corporation Act 2005</i>, passed by parliament in November 2005, came into effect. It gives the Infrastructure Implementation Group new powers to step in to approve projects. Infrastructure Minister and now Treasurer Michael Costa and former Public Works Minister and now Premier Morris</p>



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<p>threaten private profits (such as a competing public transport route) for up to 50 years. . The Cross City Tunnel exemplifies the problems involved in PPPs.)</p>	<p>lemma are key players in the Act's implementation. Minister Costa has the final oversight. The purpose of the Bill is to deliver PPPs "faster and more effectively".</p> <p>In March - a review into PPPs, following uproar over the Cross City Tunnel, ruled that PPP details and contracts between Government and the private sector would remain confidential and not open to public scrutiny. The review was headed by David Richmond –advisor to the Infrastructure Implementation Group.</p> <p>Changes made to the EP&amp;A Act in mid 2005 (Environment Protection and Assessment (Infrastructure and other major projects) Amendment Bill and its accompanying State Significant SEPP) ease approval of infrastructure projects done through PPPs by</p> <ul style="list-style-type: none"> <li>• enabling the Planning Minister to be the assessor and approver of any large project, including all infrastructure</li> <li>• removing separate agency concurrence and approvals powers over major projects and preventing the use of Stop Work Orders or Interim Protection Orders to protect threatened species,</li> <li>• enabling the extent and type of environment assessment to be determined by the Minister alone (one assessment - one approval),</li> <li>• exempting "routine works" from needing assessment,</li> <li>• removing ability for appeals against "critical infrastructure" projects,</li> <li>• introducing concept approvals (Proposals can be lodged as vague Concept Plans with details and later stages to be filled in after approval) to assist the development of PPPs between Government and the private sector to deliver major infrastructure projects,</li> <li>• cutting ability for council and community input or protest against major projects including infrastructure under PPPs that could have a profound affect on their area.</li> </ul> <p>A few major industries that have already done extremely well from PPP projects gain further as many new PPPs (such as the controversial Tugun Bypass in Northern NSW) are approved in late 2005 and early 2006 following the gazettal of the EP&amp;A (Infrastructure and other Major Projects) Amendment Act.</p> <p><b>Toll roads</b> - Bilfinger Berger, Macquarie Bank, Multiplex and Leighton Holdings do well with new toll roads (eg Cross City Tunnel, M7 westlink, M2, M5 east, Windsor road upgrade, Tugun Bypass)</p> <p><b>Police stations, assets and facilities</b> - The United Group gain NSW police stations and facilities</p> <p><b>Schools and Prisons</b> - Babcock and Brown, Multiplex and St Hilliers benefit from further public school and prison PPPs. (NSW has headed the delivery of schools under PPPs. With nine in the western suburb and coastal growth areas (earmarked through strategies). And 19 altogether intended to be developed under PPPs so far) .</p> <p><b>Hospitals and mental health facilities</b> - are also to be redeveloped by several key private corporations, some in tandem with Landcom. - the NSW Government's property development arm. .</p> <p><b>Water, energy and communications</b> - firms like Tenix Defence benefit.</p>

<b>Changes advocated by the property industry</b>	<b>Changes introduced by the NSW Government</b>
<p><b>Amalgamations of local councils</b> to make planning deregulation easier</p>	<p>In 1999 the Dept of Local Government introduced the <i>Local Government Amendment (Amalgamations and Boundary Change) Bill</i> which sets up a process for voluntary amalgamations.</p> <p>In Sept 2003 The Government announced a local government reform program with regional reviews to carry amalgamations forward</p> <p>2004 - The first forced council amalgamation - City of Sydney with South Sydney and parts of Leichhardt is achieved. By August 2004 22 new councils have been formed reducing the total number from 172 to 152.</p> <p>Sept 2004 – DLG discussion paper <i>Structural Reform of Local Government in NSW</i> – released to review further amalgamations</p>
<p><b>Increase Minister’s role in assessing all aspects of and approving major development</b></p>	<p>The Ministerial Consent Role Taskforce Review recommendations are adopted</p> <p>A new state environmental planning policy - (<i>State Significant Development SEPP</i>) - is gazetted in May 2005 bringing large and significant developments under Ministerial (rather than council) control for assessment and approval. It includes specific types and sizes of development as well as all development within specific areas such as Kosciuszko and the coast. Any place or project type or size can apply for addition to the SEPP. The Redfern Waterloo Authority area is currently applying. (April 2006)</p> <p>In June 2005, the NSW parliament passes the <i>Environment Planning Assessment Amendment (Infrastructure and other Planning Reform) Bill</i>. . The subsequent Act (gazetted on 29 July) creates a new Part 3a which pulls together the assessment and approval regime for all major projects that need the approval of the Planning Minister and that were previously dealt with under Parts 4 and 5.</p> <p>The new Part 3A applies to State government infrastructure projects, developments previously classed as State significant, and other large projects, plans or programs declared by the Minister as State Significant for economic, social or environmental reasons. Anything deemed "critical infrastructure" can also be approved by the Minister under his terms, with no appeal rights.</p> <p>The act weakens or in some cases cuts out council and community involvement in major projects that impact on their area. There are no appeal rights for critical infrastructure. It also cuts other state agency concurrence and approval powers over such projects including in the following areas:</p> <ul style="list-style-type: none"> <li>• permits under the Fisheries Management Act;</li> <li>• heritage and excavation approvals under the Heritage Act;</li> <li>• approvals to destroy Aboriginal items or sites under the National Parks and Wildlife Act;</li> <li>• approvals to clear native vegetation under the Native Vegetation Act 2003;</li> <li>• permits under Part 3A of the Rivers and Foreshores Improvement Act;</li> </ul>

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	<ul style="list-style-type: none"> <li>• bush fire safety authorities under the Rural Fires Act; and</li> <li>• water use approvals, water management work approvals, and activity approvals under the <i>Water Management Act</i>.</li> <li>• the ability for NPWS to use stop work and/or interim protection orders to protect threatened species and their habitat under threat of harm or destruction and local councils to issue orders under Section 124 of the Local Government Act are removed under projects declared as critical infrastructure.</li> <li>• All remaining permits and approvals such as pollution licences from the EPA cannot be refused and cannot have differing conditions on approved projects under Part 3a.</li> </ul> <p>A huge number of applications have been lodged under these changes since the end of 2005 and many have been approved, including coal and sand mines, tourist/residential developments, retail and commercial development, and subdivisions on the coast</p> <p>Many extremely controversial development proposals re-emerge under this process such as the Seven Mile Beach sand mining quarry and tourist/residential development proposal at Gerroa or the Stockland site at Vincentia.</p> <p>Expanded exempt and complying provisions will ensure "minor" developments remain out of ministerial hands but still get eased approval. .</p>

<b>Changes advocated by the property industry</b>	<b>Changes introduced by the NSW Government</b>
<p><b>Increase Ministerial powers to control or take over council powers through</b></p> <p>Appointment of assessment panels or administrators to replace councils that are deemed below par by the property industry (don't approve their projects in a manner or time that is satisfactory to them) or</p> <p>Amendment or take over of Development Control Plans (DCPs) and council contributions plans</p> <p>Strengthening and consolidating Section 117 directions (Ministerial Directions to councils on any number of matters).</p>	<p>March 2006 – The EP&amp;A Amendment Bill 2006 is passed by parliament increasing the Ministers' powers beyond those achieved in the 2005 planning changes. The new powers allow the minister</p> <ul style="list-style-type: none"> <li>• to appoint a planning assessment panel or administrator to undertake a councils consent authority role or prepare environmental planning instruments subject to the Ministers' direction. A planning administrator or panel can be appointed to take over a council role on grounds as vague as the minister considers its performance unsatisfactory with regard to the manner and speed with which it assesses DAs.. No specific reason needs to be given.</li> <li>• to direct a council or act in place of a council to make, amend or revoke a development control plan (DCP) that prevents or unfairly increases the cost of development.</li> <li>• to direct a council or act in place of a council to make, amend or repeal a contributions plan.</li> </ul> <p>September 2005 - Changes are made to strengthen the use of ministerial directions under Section 117 of the EP&amp;A Act, repealing all existing S117 directions in force and replacing with some new consolidated directions.</p>

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<p><b>Significant reduction and standardisation of all state, regional and local planning instruments.</b>  (State Environment Planning Policies (SEPPs), Regional Environment Plans (REPs), Local Environment Plans (LEPs) and Development Control Plans (DCPs))</p>	<p><b>SEPPs –</b>  June 2005 – A State Significant Development SEPP is introduced which enables major and state significant projects (anything from mining, tourism, retail, major construction, infrastructure, subdivisions on the coast, etc) to be approved by the Minister (rather than councils) under Part 3a of the EP&amp;A Act. The SS SEPP also includes previously separate SEPPs for specific areas such as Kosciuszko, Chatswood Railway Station, Coastal Zone (SEPP 71) placing approval for development in those areas with the Minister under Part 3a.  Provisions of other SEPPs such as SEPP 1 – (development standards) - are drafted into the statewide LEP template. Remaining environmental and other SEPPs are being reviewed to place them into single SEPP sectors such as industry or environment. (It is not clear where this is at the moment)</p> <p><b>REPs –</b> Regional strategies will replace all REPs in the regions covered when they come into force most of the existing REPs in the targeted areas (GMR and coast) will be repealed. The regional strategy format is simplified and standardised across the Metro and all coastal regions .</p> <p><b>LEPs</b> The government undertakes to reduce the number of council LEPs from 5,500 to 152 – one for each LGA. A standard LEP template is gazetted in March 2006 following reworking of a 2004 working draft and final draft in 2005. The template reduces zoning categories, provisions and definitions used in most LGAs to bring them to a basic standard. The standardisation across councils is stated by the Government as intended to help investors move through the system with ease. Councils will be required within 2 to 5 years of the template’s gazettal, to produce one LEP covering their LGA that replaces all existing LEPs and adopts the state wide standardised zones, provisions and definitions laid out in the Template</p> <p><b>DCPs - -</b>The <i>Environment Planning and Assessment Amendment (Infrastructure and other Planning Reform) Act</i> changes provide for one DCP to cover the entire LGA or for one per site (that can be produced by the development applicant). A developer can choose to lodge a staged/concept DA in place of a DCP.</p> <p>Confirmation that DCP contents are not mandatory and they cannot be replicated in any other plans.</p> <p>Under the <i>Environment Planning and Assessment Amendment Bill 2006</i>, passed by parliament in March 2006, the Minister can intervene to direct a council or act in place of a council to make, amend or revoke a DCP, effectively bringing them under the Minister's control.</p>

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<p><b>Require all councils to report annually on how they have achieved specific performance benchmarks</b> to ascertain their effectiveness (or otherwise) in reducing determination times</p>	<p>In its September 2004 response to the Planning reform Taskforces recommendations, the NSW Government supports a monitoring package being put in place to ensure that within 18 months of legislative changes all councils report annually, on how they have achieved performance benchmarks in approving DA processing times.</p>
<p><b>Introduction of non-statutory regional strategies</b>, reviewed every 5 years to give a framework and direction to standardised local plans.</p> <p>Introduce into high priority areas [where sites for most new urban releases and subdivisions as well as PPPs are being targeted by the development industry] to guide population growth and development to 2030.</p> <p>To focus primarily on the Greater Metropolitan Region (Sydney SW &amp; NW, Central Coast, Illawarra and Hunter growth centres), and South and Far North Coast.</p> <p>Outsource the strategies</p>	<p>A Metropolitan Strategy is developed for Sydney with the western Sydney growth regions – SW and NW prioritised.</p> <p>Draft regional strategies are written and released for the Far North Coast, Lower Hunter and the South Coast, and are due to be released for the Illawarra, and Central Coast.</p> <p>Many components in the draft/final Metro, Hunter and Far North Coast strategies are compromised to benefit major players in the development industry following adjustments by Cabinet Committee and the Treasurer, such as inclusion of investigation zones covering certain developers' land in the Hunter and of development zones over high conservation value vegetated land, certain land owned by big players earmarked for development with little explanation and a weak generic sustainability criteria that will enable any development to occur beyond areas identified in the strategies . The Metro Strategy green zones are deleted.</p> <p>DIPNR/DOP prepares the strategies, but indications that future strategies might be outsourced.</p>

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<p><b>“Get rid of Masterplans as an extra layer and due to the time and lack of contestability” (NSW Urban Taskforce – (July 2003)</b></p> <p><i>“The Property Council of Australia welcomes the review of masterplans ..... as councils are increasingly requiring compliance with masterplans in local environmental plans”. (Sept 2003)</i></p> <p>Introduced lodgement of Staged/Concept DA that enables up front approval of whole project with stage one, and future stages to be lodged as complying development</p>	<p>The need to produce a Master Plan for a complex, new subdivision and/or staged development is replaced under June 2005 changes to the EP&amp;A Act with requirements for staged and major projects to lodge a far less detailed and non statutory staged/Concept Plan or DA, or site specific DCP that can be produced by the landowner/applicant.</p> <p>A Concept Plan enables a vague concept of a large proposal to be approved upfront negating the need to go through vigorous assessments and approvals of later stages as they arise.</p> <p>This is a very popular change and many developers apply to have their projects processed this way under Major Projects.</p>
<p><b>Broaden the number and types of development that are exempt and complying</b> - to single residential dwellings, subdivision of existing buildings and dwellings, (inc co. title), change of use of retail, office or commercial development, minor structures including garages, carports and pergolas.</p> <p>Mandate complying development</p>	<p>Exempt and complying development are made compulsory provisions in the LEP Template.</p> <p>Complying development can be any use that is permitted with consent in a zone, as long as it fits with development standards listed in the schedule, the Building Code of Australia and has approval for an on site effluent system if the development is on unsewered land. Neither exempt or complying development however can be applied to specifically listed types of environmentally sensitive land.</p>
<p><b>Reduction and/or removal of concurrence, compliance, and referral provisions</b> (the need to seek approval from various state agencies or local government eg for native vegetation clearing, removal of Aboriginal artefacts, threatened species destruction, etc)</p>	<p>The Rivers and Foreshores Act is amended on 24 December 2004, to make it easier for property owners to develop land close to waterways. They will no longer need approval from Natural Resources Dept (DNR, formerly DLWC then DIPNR) for single dwelling houses, dual occupancy, swimming pools, garages and other “minor” development built within 40m of a river or foreshore.</p> <p>A SEPP (Repeal of Concurrence and Referral Provisions) 2004 is introduced and the EP&amp;A Model Provisions are changed to remove the need for councils to refer or seek various RTA concurrences, the need for approval from DOP before an existing or proposed main road can be re/aligned, requiring approval only from the RTA, approval from DOP for destruction or damage of local or regional heritage items and for rural workers dwellings. .</p>

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	<p>May - June 2005. Further removal of concurrence and approval powers from various state agencies are achieved through the new Part 3a Major Projects and State Significant SEPP introduced through the <i>Environment Planning and Assessment (Infrastructure and other Major Projects) Amendment Bill</i> , enabling developers of major projects to have “one assessment – one approval”. Concurrence and approval powers removed include:</p> <ul style="list-style-type: none"> <li>• permits under the Fisheries Management Act;</li> <li>• heritage and excavation approvals under the Heritage Act;</li> <li>• cultural approvals under the National Parks and Wildlife Act;</li> <li>• approvals to clear native vegetation under the Native Vegetation Act 2003;</li> <li>• permits under Part 3A of the Rivers and Foreshores Improvement Act;</li> <li>• bush fire safety authorities under the Rural Fires Act; and</li> <li>• water use approvals, water management work approvals, and activity approvals under the <i>Water Management Act</i>.</li> </ul> <p>Stop Work and Interim Protection Orders covering threatened species are removed.</p> <p>Changes are made to the Threatened Species Act to enable planning instruments to be part or wholly "biocertified" in the future removing the need for individual sites covered by certified plans to have threatened species assessments and approval for destruction. .</p>
<p><b>Review of SEPP 5 (retirement village developments)</b></p>	<p>The contentious SEPP 5 that enabled so many “retirement village” subdivisions to be built in inappropriate areas is replaced with a Seniors Living SEPP 2004 which still enables large scale subdivisions for over 55s to be built on the edge of urban areas, regardless of the zoning of the land. After an outcry over approvals for a series of such developments in high conservation areas and on the edge of villages in rural and EP zoned land on the south and north coast, the SEPP is reviewed (December 2004).</p>
<p><b>Changes to the Threatened Species Act to remove need for threatened species assessment and concurrence</b> and approvals from DEC on sites proposed for development</p> <p>Support a “bio-banking” – offsetting scheme (biodiversity trading scheme) that allows development of land with threatened species to be traded through credits for “improvements or maintenance” of biodiversity elsewhere in the region. Biobanking to</p>	<p>Amendments to the Threatened Species Conservation Act in 2004 introduced concept of biocertification of all or part of an area through a planning instrument (EPI), exempting developers from having to assess or avoid destruction of threatened species on any sites falling within those plans.</p> <p>A biobanking offsetting scheme is currently being developed by DEC in close cooperation with stakeholders.</p> <p>The biobanking offsetting scheme, for which details are still being developed, will be introduced prior to biocertification through pilot schemes in the new urban release areas of the Hunter and North and South West Sydney .</p>



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<p>be implemented prior to completion of strategies, or revised and certified LEPs through pilot schemes in the new urban release areas such as NW and SW Sydney and the Hunter.</p>	
<p><b>Change developer contributions to control spending by councils (UT)</b>  Landowners want the NSW Government to introduce a simpler approval process in return for them paying a "windfall tax" on land sales to fund development in new suburbs.</p>	<p>July 2005 – changed made (<i>EP&amp;A Amendment (Development Contributions) Act 2005</i>) to encourage councils to spend existing contributions and to negotiate voluntary planning agreements with developers.</p> <p>Feb 2006 changes made to the EP&amp;A Act (<i>EP&amp;A Amendment Bill 2006</i>) to allow the Minister to levy or order councils to levy "special infrastructure contributions" in new release areas, the first being the North and South West growth centres. The "regional" levies are to be banked in a new (state government) fund rather than go to councils. Councils will not be able to levy these areas as well.</p> <p>Further changes allow the Minister to intervene to amend or repeal any existing local council Development Contributions Plan and approve new ones.</p> <p>April 2006 - the development levy for new release areas is reduced following property industry lobbying.</p>
<p><b>Reduction of ability for third party appeal against a development approval and removal of appeal rights for anyone on development declared "critical infrastructure" by the government.</b></p>	<p>Development deemed by the Minister to be "critical infrastructure" carries no rights of appeal</p> <p>A Planning Taskforce recommended review to consider the appropriateness of community to challenge local developments on "process" grounds" is supported by the government but has not as yet occurred.</p>

## Development Industry connections, influences, donations and projects in NSW

Following is a snapshot of some of the major developers and donors to the NSW government connected to the property/construction industry and some of the projects and proposals they have developed or intend to develop in NSW. The information has been largely taken from the websites of each of the companies during the March-April 2006 period. The donations only refer to those given to the NSW ALP as they are currently in government, however **large donations have also been given to the Liberal/National Party in NSW and to both parties Federally.**

Industry and its influences and connections to other property/construction companies, government and peak industry organisations.	\$ Donated to NSW ALP July 1999 to June 2005*	Proposed and current projects/developments in NSW as at March/April 2006.
<p><b>Austcorp</b></p> <p>General Manager is David Martin. Prior to joining Austcorp in 2004, David headed up the Structured Properties Group at Bovis Lend Lease/ Lend Lease Projects.</p> <p>Joint venture partner with Bellpac (no further info)</p>	<p>66,000</p>	<p>In 2005-2006 is expanding into greenfield communities, residential apartments, commercial offices, industrial units and integrated residential and commercial developments.</p> <p>Devs Include</p> <ul style="list-style-type: none"> <li>• Kings Forest - 900 lots adjoining Cudgen Lake on the 288 ha Kings Forest in Tweed Shire just 2km west of Casuarina Beach developments and Salt. Site says development planned for 2008 but is not yet zoned (vying with Leda)</li> <li>• Bellambi, North Wollongong - Proposal announced (Sept 2005) for 700 residential homesites, townhouses, villas and three storey apartments etc commencement date 2007 on former coal mining site The development will form part of a 225-hectare parcel held by joint venture partner Bellpac. Rezoning not yet obtained.</li> <li>• Newcastle - – development of commercial building "Centro" (unclear if this is connected to Leda's Centro) in the heart of Newcastle. - 10,224 sqm of net lettable area, including premium grade commercial office space and a community health centre and 193 parking spaces. Is a site owned and leased by the Hunter Area Health Service.</li> </ul>

Industry and its influences and connections to other property/construction companies, government and peak industry organisations.	\$ Donated to NSW ALP July 1999 to June 2005*	Proposed and current projects/developments in NSW as at March/April 2006.
<p><b>Babcock and Brown</b></p> <p>Joint Venture co to do PPPs with <b>Multiplex</b> through their company – “<b>PPP Solutions</b>” which was formed to “focus on developing, managing and owning infrastructure throughout Australia”.</p> <p><b>Babcock and Brown</b> are a US based global investment and advisory company Some directors have also been advisors to Government in past careers, for example Director <b>Michael Sharpe</b> was an Independent Auditor of the Australian National Audit Office, on the NSW's Premier's Accounting Advisory Panel and a member of the Government's Takeovers Panel.</p> <p><b>Peter Hofbauer</b> - Head of Global Infrastructure, at Babcock &amp; Brown is also on the advisory board of the <b>Infrastructure Partnerships Australia</b> (formed to promote PPPs)</p> <p><b>Phillip Green</b> – Managing Director of Babcock &amp; Brown Limited.</p> <ul style="list-style-type: none"> <li>• Also director with Thakral Holdings (see below)</li> <li>• former Senior Manager with Arthur Anderson</li> <li>• Chairman of Environmental Infrastructure Limited</li> <li>• director of Babcock &amp; Brown Capital Limited, Everest Babcock &amp; Brown Alternative Investments, Prime Infrastructure, Abacus Property Group Limited and the trustee of the Babcock &amp; Brown Japan Property Trust.</li> </ul>	174,000	<p>US based global investment and advisory company that has completed and is still being awarded many PPP projects in the UK and across the world. Expanded into Australia and is now doing PPP projects here.</p> <p>Projects in NSW include:</p> <ul style="list-style-type: none"> <li>• Equal joint venture with Multiplex as preferred bidder for a contract to design, construct and manage facilities of two hospitals at Long Bay Prison in New South Wales through their joint venture vehicle, PPP Solutions. As part of the PPP arrangement, the partners will also operate the facilities for a 28 year period, with <b>Honeywell and Compass</b> to provide the required services (approved Dec 2005)</li> <li>• Part of The Axiom Education consortium comprising Babcock &amp; Brown, ABN AMRO, Spotless Group, Hansen Yuncken and St Hilliers, selected by the NSW Government in Dec 2005 as the preferred proponent for the NSW Government's second new schools public private partnership (PPP) project (does not say where). The project is expected to be delivered in stages over a three year period. (approved Dec 2005)</li> <li>• \$320 million residential development project with joint venture partners Babcock &amp; Brown at Sydney Olympic Park. Three stages with six residential towers, 679 apartments, 930 car spaces, 485 square metres of retail space and a 40 place child care centre. (approved Feb 2006)</li> <li>• 6.2ha site in Zetland, South Sydney. Site is planned for a predominantly residential, mixed-use development (with Cardy &amp; Co)</li> </ul>
<p><b>Becton Property Group</b></p>	Federal Only (50,000)	<p>Mostly has developments in Victoria</p> <p>In NSW:</p> <p>North Beach Byron - residential/tourist development</p>

Industry and its influences and connections to other property/construction companies, government and peak industry organisations.	\$ Donated to NSW ALP July 1999 to June 2005*	Proposed and current projects/developments in NSW as at March/April 2006.
		<p>Harbour front development - Newcastle - Breakwater Apartments</p> <p>Shortlisted for PPP project in development of Bonnyrigg Housing Estate - SW Sydney.</p>
<p><b>Bilfinger Berger Australia –</b>  <b>Owner since 2004 of:</b>  <b>Abigroup Ltd</b>  <b>Baulderstone Hornibrook</b></p> <p>Joint ventures and works closely with <b>Macquarie Bank</b></p> <p>Joint ventures with <b>Leighton Holdings</b> Lane Cove, M7 Westlink etc</p> <p><b>Nick Greiner</b> - Chair of Bilfinger Berger Australia and former chair of Baulderstone Hornibrook</p> <ul style="list-style-type: none"> <li>• Former premier of NSW 1988 to 1992</li> <li>• Former board member of State Roads (now RTA) - from 1992 when he resigned as Premier</li> <li>• Also has 11 chairs, three deputy chairs, five directorships and six consultancies including being deputy chair of <b>Stockland Trust Property Group</b> (see below)</li> </ul> <p><b>Paul Levins</b> - General Manager of Operations - BBA, formerly from Baulderstone Hornibrook</p> <ul style="list-style-type: none"> <li>• Former Planning Minister Craig Knowles' advisor.</li> <li>• Deputy Chair of the property industry lobby group <b>NSW Urban Taskforce</b></li> <li>• On advisory board of <b>Infrastructure Partnerships Australia</b> – formed late 2005 to promote PPPs between major industry and government players.</li> </ul> <p><b>John Cassidy</b> former chair of Abigroup which built and owned toll collections company <b>Tollaust</b>.</p>	<p>32,000 58,000</p>	<p>As the majority owner of Abigroup and Baulderstone Hornibrook since 2004 – Bilfinger Berger Australia has a large number of the major infrastructure projects in NSW, organised under the Government/Property Industry's Public Private Partnerships initiatives.</p> <p>IN NSW the major, and sometimes controversial projects awarded to BBA and approved by the Government, include:</p> <ul style="list-style-type: none"> <li>• \$400 million Tugun Bypass – the beneficiaries of the bypass will be Gold Coast airport and Gold Coast and Northern NSW based major developers – such as Leda (see below) who are set to develop thousands of lots around the highly sensitive Cobaki Lakes and the Kings Forest area of the northern Tweed Shire. (Approved Feb 2006) . Work began in April.</li> <li>• Cross City Tunnel</li> <li>• <b>M5 East Freeway</b></li> <li>• M2 Hills Motorway ,</li> <li>• \$1.5 billion M7 Westlink (joint venture with Leighton Contractors also Lane Cove Tunnel with MacBank) good for land developers in the west under metro strategy</li> <li>• Redevelopment of the Newcastle Mater Hospital and Mental Health Service. (Dec 2005)</li> <li>• Antiene Rail Coal Unloader Project - worth over \$90 million which will supply Macquarie Generation's (State owned power generation corporation) power stations in the Hunter, providing power to approx 40% of NSW. (Nov 2005)</li> <li>• Windsor Flood Evacuation Route.worth approximately \$80 million,as part of the State Government's upgrade of the 28km Windsor Road corridor linking Windsor and Parramatta (Nov 2005)</li> <li>• \$300 million Westpoint Shopping Centre redevelopment in Blacktown, western Sydney.</li> <li>• Currently looking into tenders for PPPs for new schools and the redevelopment of public housing estate at Bonnyrigg.</li> </ul>



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		<ul style="list-style-type: none"> <li>• 150 lots - Shearwater Park - Warriewood - Northern Beaches</li> <li>• Hamilton Grove - Fairfield East development</li> </ul>
<p><b>Crighton Properties</b></p> <p><b>Geoff Cox</b> - owner - is on the steering committee of the <b>NSW Urban Taskforce</b>.</p>		<p>Extensive staged residential estates comprising 100s to 1000s of lots, many retirement focussed and some similar to canal estates. Largely located on foreshores and in wetland areas of Central Coast, Hunter (Lake Macquarie, Port Stephens), and Great Lakes local government areas. Include areas not yet zoned for development.</p> <p>Current developments Include:</p> <ul style="list-style-type: none"> <li>• Brisbane Waters Estate at Bensville - Central Coast</li> <li>• Fig Tree Estate at Kincumber (not yet released) - Central Coast</li> <li>• Boat Harbour Estate at Summerland Point, Eastern side of Lake Macquarie</li> <li>• Macquarie Waters Estate - Gwandalan - eastern shores of Lake Macquarie</li> <li>• Myall Quays Estate - Tea Gardens</li> <li>• Myall River Downs - Tea Gardens</li> <li>• Myall Quays Shopping Village</li> <li>• Tea Gardens Grange, Tea Gardens</li> </ul>
<p><b>Crownland Developments</b></p> <p>No further info for Crownland or <b>Marsim</b> with whom it does joint ventures.</p>	12,000	<p>No public listing but partnership with other major developers eg – Marsim does golf course developments.</p> <ul style="list-style-type: none"> <li>• Applied to develop/rezone North Hawks Nest</li> <li>• South Coast – Rosedale – rezoning/development 100s of lots</li> <li>• Twin Creeks - A \$250m prestige residential community of acreage lots to be developed by Crownlands and Marsim 40 mins NW of Sydney CBD at Luddenham.</li> </ul>
<p><b>Grocon/Grollo</b></p> <p><b>Daniel Grollo</b> - managing director of Melbourne-based developer and construction company Grocon Victorian President of the Property Council of Australia</p>	70,000	<p>Bulk of Grocon's work was in construction. Started taking on more development work in early 1990s, since then, the split between development and construction has been roughly equal according to Grollo. He acknowledges that other, traditional construction companies are moving 'up the chain' to chase bigger margins.</p>

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<p><b>Gerry Gleeson</b> was a former director (to 2000) Head of Premiers Department during Neville Wran's time (70's and 80's) - Brought back by Carr in 1995 Former? Chair of Sydney Harbour Foreshore Authority chaired the Statutory and Other Officers Remuneration Tribunal</p>		
<p><b>Hardie Holdings</b> Includes: <b>Hardie Industrial,</b> <b>Hunter Energy/Hunter Gas Pipeline,</b> <b>Hunter Economic Zone (HEZ)</b> <b>Hardie Infrastructure</b></p> <p>Has joint industrial, infrastructure and residential/land rezoning ventures and investment partners with many other companies including:</p> <ul style="list-style-type: none"> <li>• <b>Walker Corporation (Australand/McRoss) .</b></li> <li>• <b>Hiltan Grugeon's - Hunter Land,</b></li> <li>• <b>Westpac</b> (35,000 donations to NSW ALP)</li> <li>• <b>Macquarie Goodman (Macquarie Bank industrial arm)</b></li> <li>• <b>Indigenous Business Australia</b> which entered into a three way investment in HEZ with Westpac Banking Corporation and Hardie Holdings Limited, in July 2003</li> <li>• <b>Weston Aluminium</b></li> <li>• <b>Valad Property Group</b></li> </ul> <p><b>Duncan Hardie</b> - HH Founder and director</p> <ul style="list-style-type: none"> <li>• Involved in formation and running of major development industry lobby group <b>NSW Urban Taskforce</b> and is on their steering committee.</li> </ul> <p><b>David Tanevski</b> - Director of Hardie Industrial</p> <ul style="list-style-type: none"> <li>• founder, director and spokesperson for the NSW Urban</li> </ul>	126,000	<p>Largely Hunter based, and focussed on land banking/speculation, (including environmentally fragile land for development or for trade off, also industrial cum residential sites, and PPP infrastructure projects.</p> <p><b>Property and assets include</b> Rezoning and subdivision Land Banking (buying up land for future development or trade offs) Toursim State significant and regional infrastructure. Green trading (biobanking)</p> <p><b>Current and future (yet to be rezoned) industrial, commercial and infrastructure development sites include:</b></p> <p>The <b>Hunter Economic Zone (HEZ)</b> – industrial land but currently seeking rezoning for light industrial/residential</p> <p>Cessnock Civic – 30ha land to be rezoned</p> <p>Owns <b>Hunter Energy</b> and with Hilton Grugeon and Garbis Simonian and is building a \$14 million gas spur line from the trunk line at Seahampton to the Hunter Economic Zone at Kurri Kurri and Rutherford. Plans to build gas pipeline from Newcastle to Queensland at a cost of up to \$500 million</p> <p><b>Hardie Infrastructure</b> – involved in infrastructure provision to the Hunter Economic Zone and elsewhere in the Hunter Valley where Hardie has greenfield sites.</p>

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<p>Taskforce.</p> <ul style="list-style-type: none"> <li>managing director of <b>Kingsway (KWC) Capital</b> (29,000 to NSW ALP donation) and</li> <li>led Leppington landowners in getting rid of green zones in the Metro Strategy</li> </ul> <p><b>Matt Sommers</b> - director</p> <ul style="list-style-type: none"> <li>Exexutive on the <b>NSW Urban Taskforce</b> and</li> <li>executive on the <b>Property Council of Australia</b>,</li> <li>executive on <b>Urban Development Institute of Australia</b> and</li> <li>executive of NSW Surveyors..</li> </ul> <p><b>Max Mahwhinney</b> - board of Hardie Industrial</p> <ul style="list-style-type: none"> <li>Former executive director of Valad Property Group (in joint venture with HH)</li> <li>on the steering committee of the NSW Urban Taskforce</li> </ul> <p>Closely tied to the <b>Hunter Economic Development Board</b> – eg Executive Officer is <b>Lesley Morris</b> also on Hardie Holdings staff and board. HEDB's <b>Katie Brassill</b> formerly worked for Hardie.</p> <p><b>Mark Woodward</b> - Hunter Economic Zone Director is Director, Corporate Finance with Westpac Institutional Bank.</p> <p><b>Jennifer Adams</b> - Director of HEZ</p> <ul style="list-style-type: none"> <li>also employed by Indigenous Business Australia (IBA).</li> <li>previously held lending/management roles in Westpac</li> </ul> <p><b>David Westaway</b> - Director of HEZ is</p> <ul style="list-style-type: none"> <li>Head of Specialised Funds, Westpac Institutional Bank.</li> </ul> <p><b>Hunter Gas Pipeline</b> (Duncan Hardie, Hilton Grugeon and Garbis Simonian)</p> <p><b>Garbis Simonian</b> - Managing Director</p> <ul style="list-style-type: none"> <li>founding shareholder and Managing Director of Hunter</li> </ul>		<p>Subdivisions in Hunter Valley/Port Stephens/Great Lakes</p> <ul style="list-style-type: none"> <li>Cessnock Residential – 122 ha of land marketed but not yet zoned plans for 1400 lots</li> <li>Hunterview Estate – Singleton - @ 30 lots</li> <li>Ironbark – Singleton, rural residential marketed but not yet zoned</li> <li>Lester Close – Singleton – currently being marketed and rezoned for 1ha lifestyle lots</li> <li>Morris Close – same as Lester Close Singleton</li> <li>Reserve Ridge – earmarked by Singleton Council for rural res rezoning 112 ha 30 lots.</li> <li>Millview – Millfield Hunter Valley – 30 rural residential lots</li> <li>Muswellbrook – town edge subdivision</li> <li>Pokolbin Park – Nukulba Hunter Valley – future release area being marketed but not yet rezoned</li> <li>Sweetwater Ridge – marketed but not yet zoned</li> <li>Sweetwater - a 2000-hectare site for up to 90,000 people 70% in the Cessnock LGA and the rest in Singleton. Location is at the end of the planned extension to the F3 freeway from Sydney</li> <li>Sanctuary Estates – a ? lot estate in the Ellalong Wetlands at Millfield currently with Cessnock Council for rezoning request</li> <li>Cromarty Sands – Taylors Beach Port Stephens (joint with Walker Corporation) – 120 ha and 7km of waterfront (not yet zoned?)</li> <li>Karuah – Hardie has several key land holdings on coastal side of Karuah and following F3 bypass and bridge has proposed concept plans for sites include large golf course/residential development</li> </ul> <p>Tourism/residential</p> <ul style="list-style-type: none"> <li>Carrington - 780 ha 13 km waterfront land – Port Stephens.Great Lakes shire. Not yet zoned – but following Karuah bypass hoped for approval for retail, residential, commercial, tourism etc.</li> <li>Sanctuary village - Ellalong Wetlands (Millfield) – 1000s of lots around highly fragile wetlands with Council for rezoning approval. Using LHRS sustainability criteria (April 2006)</li> </ul> <p>Sydney</p> <ul style="list-style-type: none"> <li>Belcrib – Castle Hill Sydney</li> </ul>



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<p>Energy.</p> <ul style="list-style-type: none"> <li>Former Managing Director of Alumino Australia Pty Ltd which became Weston Aluminium Pty Ltd in 1996 - Australia's largest secondary aluminium smelter – based in the Hunter.</li> </ul> <p><b>HEZ</b></p> <p>Funds management joint venture formed in June 2005 with <b>Valad Property Group</b> to manage HEZ. . Valad will invest \$10.25 million in the fund.and will manage HEZ for the life of the project</p> <p>Construction and Building Industry superannuation fund <b>Cbus</b> – has invested in Hardie Holding’s HEZ by providing a \$10m mezzanine facility to enable the construction of the initial infrastructure works</p> <p>Hardie Holdings shares the same building and has easy access to <b>Premiers Dept</b> and Minister for Hunter, <b>Michael Costa</b> who is also the NSW Treasurer, Minister for Infrastructure, Deputy Leader of the Parliament and former Minister for Transport and for Roads and Police. (The Department of Planning (DOP) has recently been transferred to the same building).</p> <p>Treasurer Michael Costa and Cabinet had the final sign off on the Lower Hunter Regional Strategy, that was altered after it had been forwarded by the Regional DOP office, to include Hardie Holdings owned land in an added Future Investigation zone.</p> <p>In 2003 as then Minister for Transport Costa announced that that Newcastle would become NSW’s major international container port, benefitting HEZ.. The 900 ha HEZ land is currently being targetted by NSW government as site for for an inland terminal for the breakdown and distribution of container goods to the rest of NSW and beyond.</p> <p>Hardie Holdings will be a major beneficiary of the F3 extension – that then Roads Minister Jo Tripodi agreed to part fund in November 2005 following a long campaign for it by eg Kerry Hickey (now Local</p>		<p>Tamworth, Grafton and Armidale</p> <ul style="list-style-type: none"> <li>Calala – 350 rural residential lots outside Tamworth</li> <li>Kurrajong Park – 88 lifestyle lots on rural land outside Tamworth</li> <li>Pretty Valley – rural residential near Tamworth</li> <li>Clifden Park – 1700 ha of rural residential land near Grafton marketed but not yet zoned</li> <li>Ellandrove Ridge – 13 lots of 40 ha each – Grafton</li> <li>L:ucas Lane – Armidale some rural residential release some to be rezoned</li> <li>Netherton Park – Armidale – 85 large rural lot developments</li> <li>Stoney Ridge Estate - Armidale</li> </ul>

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Government Minister), Joel Fitzgibbon MP, Katie Brassill – Hunter Economic Development Board.		
<b>Holdmark Developers</b>	102,000	Major residential apartment developers – eg Strathfield, Concord, Auburn. – built controversial Auburn Central (residential flats in commercial zone )
<b>Halliburton/Kellogg Brown &amp; Root</b>	20,000	Given tender for Ballast Point – old Caltex terminal at Balmain
<b>Johnson Property Group</b>  Owned by Keith Johnson	153,000	Castle Hill based but major land owner/developer in the Hunter(Cessnock Maitland Lake Macquarie) and NW sector of Sydney .  Described on website as a real estate company that covers the greater North West in sales,leasing and Property Development  Hunter developments include <ul style="list-style-type: none"> <li>• Bonnells Bay, on the western side of Lake Macquarie, - rezoning strategy to allow up to 200 houses to be built on a property which fronts a nature reserve.</li> <li>• St John of God site on shores of Lake Macquarie</li> <li>• Has other major landholdings earmarked for rezoning in the Lower Hunter Strategy in the Cessnock area.</li> </ul>
<b>Kimberley Securities Ltd</b> (now delisted at co. request - 2006)	47,000	Redfern Town Centre Masterplan – redevelopment of Redfern - no further info on this company.
<b>Kingold Group</b>	159,000	Chinese Co – major property developer in China – Owns land in Hunter Valley
<b>KPMG</b>  Primary and permanent sponsor of the American Chamber of Commerce in Australia	258,000	Global company, across all areas including real estate, transport, mining, power and utilities, forestry, chemicals, food, industrial, cars, financial auditing and tax advice, consumer, retail, and more. Links public and private sector globally (ie one of the companies at the forefront of promoting private takeover and running of public infrastructure, services, facilities and property across the globe (PPPs).

<p><b>Industry and its influences and connections to other property/construction companies, government and peak industry organisations.</b></p>	<p><b>\$ Donated to NSW ALP July 1999 to June 2005*</b></p>	<p><b>Proposed and current projects/developments in NSW as at March/April 2006.</b></p>
<p><b>Jennifer Westacott</b> - Lead Partner in the NSW Government Team of KPMG services Former Director General of Department of Infrastructure Planning and Natural Resources under Minister Craig Knowles at the forefront of regional strategies and planning reform during the 2003 - 2005 period. Resigned a short while before Carr and Knowles.</p> <p><b>Bernard Salt</b> - "populist" demographer with KPMG property section Is rolled out frequently as "the population growth expert" to promote huge population rises everywhere for the real estate industry, especially on the coast. This in turn enables the land speculators and bankers in the property industry to present "facts" to back their desire for greater levels of rezoning .</p> <p><b>Michael Lee</b> - consultant with KPMG also director of Macquarie Bank and NSW Gov's preferred candidate for Lord Mayor of the new City of Sydney council</p>		<p>Provides advice to property industry - eg produced <i>Produced Australia on the Move</i> (by Bernard Salt, KPMG) in June 2005 for the Property Council of Australia to argue that 40% of housing stock in Australian growth areas (eg coast, GMRs) would have been built over the previous three decades. This replicated a similar study done in 2004 by US think-tank the Brookings Institute which concluded that 38 per cent of residential property in America by 2030 would be built over the preceding three decades!</p> <p>The KPMG Government section works on</p> <ul style="list-style-type: none"> <li>• financial advice including public/private partnerships (PPPs)</li> <li>• program evaluation</li> <li>• infrastructure reform and associated regulation</li> <li>• energy policy</li> <li>• risk management including identifying and managing information and business risk</li> <li>• financial analysis and modelling including feasibility studies.</li> </ul>
<p><b>Landcom –</b></p> <p><b>Owned by the NSW Government</b></p> <p>Does many joint ventures as well as its own developments. Joint venture partners include <b>Macquarie Bank, Multiplex and Stockland</b> among others.</p>		<p>Landcom has developed residential, commercial and industrial properties on public and private land for close to 30 years in New South Wales. In that time, Landcom has produced over 60,000 lots and dwellings, and plans much more</p> <p>Hunter/Central Coast</p> <ul style="list-style-type: none"> <li>• Bagnalls Beach – Port Stephens</li> <li>• Ashton Grove - Green Hills Hunter</li> <li>• Royal Newcastle Hospital</li> <li>• Blue Gum – Fletcher (Wallsend to Newcastle growth corridor)</li> <li>• Koala Bay – Tanilba Bay (Hunter)</li> <li>• Newstone – Fennell Bay – Hunter</li> <li>• Shoal Landing – Port Stephens</li> <li>• Tallowood – Charlestown</li> <li>• Claremont Meadows</li> <li>• Pirrarea Gardens – Nelson Bay</li> <li>• Erina - Central Coast</li> </ul> <p>Sydney</p> <ul style="list-style-type: none"> <li>• Garden Gates – Mt Annan</li> </ul>

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		<ul style="list-style-type: none"> <li>• Greenway Views – West Hoxton</li> <li>• Guardian Grove – Kellyville</li> <li>• Jacaranda Rise – Quakers Hills</li> <li>• Macarthur Gardens</li> <li>• Newbury – Stanhope Gardens</li> <li>• Middleton Grange – Sydney SW</li> <li>• Spring Farm Sydney SW</li> <li>• Tallowood Hills – Kellyville</li> <li>• Second Pond Hills – Sydney N/NW</li> <li>• Rouse Hill Regional Centre</li> </ul> <p>South Coast/Illawarra</p> <ul style="list-style-type: none"> <li>• Lakeview - Shellharbour</li> <li>• Woodlands – Shellharbour</li> <li>• Red Gum Heights Koonawarra – Illawarra</li> <li>• Renwick - Mittagong</li> </ul>
<p><b>Leda Holdings</b></p> <p>Owner Bob Ell's <b>North Steyne Investments</b> was one of the major donors (\$80,000) to Tweed Council's majority block of developer councillors who were sacked in 2005 following an ICAC inquiry.</p> <p>Owns 50% stake in <b>Centro</b> which specialises in the development, ownership and management of huge shopping malls, and hyperdome shopping centres (up to 100,000 sq m)</p>	16,500	<p>Ever-expanding portfolio of land holdings for residential/commercial development around Queensland and NSW</p> <p>Does major (eg around 1000 lots plus) canal estate and subdivision developments in the Gold Coast largely but in recent years has moved into north NSW with residential developments and elsewhere with Centro.</p> <p>In NSW</p> <ul style="list-style-type: none"> <li>• Far North Coast - Cobaki Lakes - a 606-ha site [on extremely fragile high conservation value land] - proposal for 5,000 lots, golf course and town centre. <i>"The Tugun Bypass 'green light' could mean construction work on the \$1.5 billion Cobaki Lakes new town will start before the end of this year. Leda Holdings spokesman Reg van Rij yesterday said the development company...had been waiting more than ten years for the bypass approval. "Potentially, it allows us to commence the (Cobaki Lakes) development," Mr van Rij said. (March 2006 – Gold Coast Bulletin)</i></li> <li>• Far North Coast - Kings Forest - New suburbs with thousands of lots</li> </ul>

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		<p>on Kings Forest, around Cudgen Lake and close to Casuarina Beach, Kingscliff.</p> <ul style="list-style-type: none"> <li>Local newspapers have reported a bitter battle between “rival development giants” Austcorp (see below) and Leda over the Tweed Coast's biggest-ever proposed residential site at Kings Forest. After Tweed Council (under administrators) deferred a decision on the area's future in March 2006, both companies asked Planning Minister Frank Sartor to take control. The site was declared State Significant for Ministerial approval in April 2006.</li> <li>South Coast - Bought 60,000sq m of land for major shopping centre development under its Centro commercial property arm at Nowra, east of the Princess Highway. Was approved in April 2006, after vying with Stockland who was wanting to expand their shopping centre in the same locality, in April 2006. (Nowra is earmarked as a major expansion area in the South Coast Regional Strategy).</li> <li>Centro owns other major shopping malls and plans to develop more along south and north coast.</li> <li>Also has major business parks and commercial developments in Sydney particularly in the North West sector. and has increased its shopping centre development by moving into development of “hyperdomes” (up to 100,000 sq m of big box shopping malls with bulky goods attached)</li> </ul>
<p><b>Leighton Holdings/Contractors/Properties/Technical Resources</b></p> <p><b>John Holland</b></p> <p><b>Thiess Contractors</b></p> <p>Joint projects with Macquarie Bank, Bilfinger Berger etc (inc PPPs)</p> <p><b>Wal King</b> runs Leighton Holdings, Without PPPs, he says, Australia would have ground to a halt. (Four Corners (2/2/06)</p>	<p>176,000</p> <p>2,000</p> <p>42,000</p>	<p>Leighton Holdings Limited is the parent company of one of Australia's largest contracting and project development group. Its group includes Leighton Contractors, Thiess Contractors, John Holland, Leighton Asia, Leighton Properties and Technical Resources.</p> <p>Works in construction, property development, mining and resources, infrastructure inc. roads, hospital redevelopment etc.</p> <p>Projects include</p> <ul style="list-style-type: none"> <li>Lane Cove Tunnel,</li> <li>Transitway for NW (major growth area in the Metro Strategy)</li> </ul>

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<p>Also quoted as saying re donations to ALP and Liberals: <i>"If you don't do it, there's a chance of getting a black mark against your name. It's like giving your wife flowers - why wouldn't you do it?"</i> (SMH 2/02/02)</p> <p><b>Bob Morris</b> - Director of Macquarie Airports (see above) is a consultant and adviser and former executive director of Leighton</p> <p><b>Bill Wild</b> - of John Holland Group is on the <b>Infrastructure Partnerships Australia</b> advisory board.</p> <p>John Holland were part of the joint venture with US Oil and Defence industry giant, Halliburton on the Darwin to Adelaide Rail project.</p>		<ul style="list-style-type: none"> <li>• M5</li> </ul> <p>John Holland - joint venture with Halliburton on Adelaide to Darwin rail line.</p>
<p><b>Lend Lease Management/ Bovis Lend Lease Delfin Lend Lease</b></p> <p>Joint venture with <b>Bradcorp</b></p> <p>According to Lend Lease they no longer make political donations because of the <i>"perception that it seemed to conjure up in the industry of what you got in return."</i> (The Financial Review, 13/10/2003)</p>	<p>143,000 29,000</p>	<p>Bovis Lend Lease is leading project management and construction company. The Group has a presence in over 40 countries, spearheaded by regional hubs in the UK, Australia and the US.</p> <p>In Australia, Lend Lease Communities comprises three business units:</p> <ol style="list-style-type: none"> <li>1. Bovis Lend Lease – project management construction</li> <li>2. Lend Lease Development specialises in integrated, mixed-use urban developments located on premium sites in key growth corridors. and are also establishing an over-65 sector through their Senior Living operation.</li> <li>3. Lend Lease Corporation Limited ("Lend Lease") subsidiary, Delfin Lend Lease Limited develops large scale, residential led communities. Residential developments by Delfin Lend Lease include: <ul style="list-style-type: none"> <li>• development agreement with Bradcorp to create a \$1 billion residential community in south west Sydney – Wilton Parklands.</li> <li>• ADI site – development - Ropes Crossing. On completion in 2010, Ropes Crossing will comprise approximately 5,000 houses</li> </ul> </li> </ol>

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		<ul style="list-style-type: none"> <li>• Holroyd gardens near Parramatta - exclusive urban estate with lake on former brickworks site.</li> <li>• Also bought up cleared farm land in Illawarra to develop for housing, but not earmarked in Illawarra Strategy for rezoning/development compared to vegetated land owned by Stockland at West Dapto just to the north.</li> </ul>
<b>Lewis Land Group of Companies</b>	18,000	<p>Primary focus has been waterfront residential development. Some of it's estates include the Gold Coast's The Sovereign Islands and Ephraim Island.</p> <p>Expanded into NSW and now owns land earmarked for rezoning and development in the Hastings local strategy - Area 13 at Sovereign Hills to the West of Port Macquarie Plans to include a new town centre and residential 3500 lots.</p>
<p><b>Macquarie Bank</b></p> <p><b>Macquarie Countrywide</b>.(retail arm)  <b>Macquarie Goodman</b> (industrial arm)  <b>Urban Pacific</b> (residential land release and subdivision development property development arm)</p> <p><b>Maquarie Infrastructure Group</b>  <b>(world's biggest tollroad operator)</b>  <b>Macquarie Airports Management Ltd</b>  (donation given as <b>Sydney Airport Corporation</b>)</p> <p>Jointly owns <b>Medallist</b> - an international developer of residential golf course communities. Formed as a joint venture between Greg Norman's Great White Shark Enterprises and Macquarie Bank of Australia.</p> <p>Joint ventures and works closely with <b>Bilfinger Berger Australia</b> in most <b>PPPs</b> .</p>	<p>336,000</p> <p>42,000</p>	<p><b>Macquarie Bank</b></p> <ul style="list-style-type: none"> <li>• Dec 2005 - Macquarie Bank signed a landmark deal with the Australian Federal Government Indigenous Land Corporation. The agreement will see both parties invest in projects on Aboriginal-owned land throughout Australia</li> <li>• Lead the consortium which paid \$5.6 billion for the Sydney Airport</li> <li>• Major player in the proposed highly controversial desalination plant for Sydney</li> <li>• Major involvement in PPPs</li> <li>• March 2006 – reported in SMH that Macquarie Bank likely to get a lucrative gig on the \$3 billion Snowy Hydro float.</li> <li>•</li> </ul> <p><b>Macquarie Goodman</b></p> <p>Specialises in warehouse, distribution centres and industrial estates. Has leases in Sydney's North, South and West. (growth areas under the Metro Strategy)</p> <p><b>Urban Pacific (Macquarie Bank's property arm)</b></p>

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<p><b>Transurban</b> major shareholder and common board members</p> <p>Join ventures with <b>Landcom</b> (NSW Government property development company)</p> <p>Director <b>Trevor Gerber</b> was with <b>Westfield Holdings</b> for 14 years and is also a director of the <b>Valad Property Group</b>.</p> <p>Hunter based developer Duncan Hardie of <b>Hardie Holdings</b> (see above) was a founding shareholder and former executive director of Goodman Hardie, which in mid 1999, merged with Macquarie Industrial Trust to form Macquarie Goodman Industrial Trust - now Australia's largest industrial trust.</p> <p><b>Stephen Papadopoulos</b> - CEO of Macquarie Bank's property arm Urban Pacific, Also on steering committee of NSW Urban Taskforce.</p> <p><b>Mr Michael Carapiet</b> - Joint Head, Corporate Finance, Macquarie Bank is also on the advisory board of <b>Infrastructure Partnerships Australia</b> formed in late 2005 to promote PPPs.</p> <p><b>Bob Carr</b> - Consultant to MB after resigning as Premier in July 2005</p> <ul style="list-style-type: none"> <li>Former NSW Premier - 1995 - 2005</li> </ul> <p><b>Michael Easson</b> - Independent director Macquarie Infrastructure former vice-president of the ACTU former senior vice-president of the ALP (NSW branch) Former backer and mentor of current treasurer Michael Costa. Councillor of the <b>National Competition Council</b>, former chairman of the Federal Government Task Force on Payments to Statutory Authorities and Special Purpose Payments to the States Founder of the <b>Hunter Investment Partners</b>. Founder and Director of <b>EG Property Group</b></p> <p><b>Paul McClintock</b> - Independent Director of Macquarie Infrastructure</p>		<p>Sydney -</p> <ul style="list-style-type: none"> <li>Has major land releases in Sydney's North West (Epping and Illoura) – benefitting under the Metro Strategy.</li> <li>Stonecutters Ridge 1000 lots and golf course at Colebee in Western Sydney.</li> </ul> <p>Hunter -</p> <ul style="list-style-type: none"> <li>Opened its first regional office in Newcastle at the end of 2005 soon before the release of the Lower Hunter Regional Strategy as the "Hunter represented an excellent opportunity to expand the Urban Pacific business" according to its state manager David Mann (UP website)</li> <li>A number of strategic projects in the region are being planned according to UP</li> </ul> <p>Current Hunter land holdings/developments include:</p> <ul style="list-style-type: none"> <li>Joint venture with government property development arm Landcom for a new 700 lot Blue Gum Vista estate in the western Newcastle suburb of Fletcher - earmarked for rezoning in the Lower Hunter Regional Strategy</li> <li>Joint owner of Medallist with Greg Norman's Great White Shark Development Co which is developing: Rothbury (Hunter Valley)- golfing residential estate - 482 homesites, house &amp; land packages and resort accommodation</li> </ul> <p><b>Macquarie Infrastructure Group</b></p> <p>World's biggest tollroad operator. In NSW runs</p> <ul style="list-style-type: none"> <li>M7 Westlink</li> <li>M4</li> <li>M5</li> <li>Eastern Distributor</li> </ul> <p><b>Macquarie Airports Management Ltd</b></p> <ul style="list-style-type: none"> <li>One of world's largest private airport owner/operators.</li> <li>Owns Sydney Airport and all its assets.</li> </ul>



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<ul style="list-style-type: none"> <li>• from July 2000 to March 2003, was secretary to the Cabinet and head of the Cabinet Policy Unit for the Australian Government.</li> <li>• Director of ADI Ltd (defence land)</li> </ul> <p><b>Mark Johnson</b> - Chairman of Macquarie Infrastructure</p> <ul style="list-style-type: none"> <li>• One of the Prime Minister's three personal representatives to the APEC Business Advisory Council (ABAC).</li> </ul> <p><b>Michael Lee</b> - Independent Director of Macquarie Airports</p> <ul style="list-style-type: none"> <li>• held senior positions in the Australian Parliament for 17 years.. Was Minister for Tourism, Communications and the Arts in the Keating Government.</li> <li>• councillor of the City of Sydney,</li> <li>• consultant to <b>KPMG</b> (major property investment company)</li> <li>• director of Country Energy and Diversified Utility and Energy Trust, chairman of the Central Coast Campuses Board.</li> </ul> <p><b>Bob Morris</b> - Director of Macquarie Airports ,</p> <ul style="list-style-type: none"> <li>• Former director of <b>Leighton Holdings</b></li> <li>• former director of the Sydney region of the RTA where he was closely involved with the M2, M4 and M5 toll roads, as well as the Sydney Harbour Tunnel just prior to being executive director (pre-2005) of Leighton leading the successful proposals for the Eastern Distributor and Westlink M7.</li> <li>• consultant and adviser to Leighton Contractors. P</li> <li>• director of Airport Motorway Limited</li> <li>• director of Westlink Pty Ltd</li> </ul> <p><b>Hon Warwick Smith</b> Executive Director Macquarie Bank Limited and on Macquarie Bank Foundation Is on the NSW Council of Governors of the <b>American Chamber of Commerce.</b> Head of the Australia China Business Council Federal Family Services Minister in 1998</p> <p><b>Max Moore Wilton</b> – Macquarie Airports CEO Former head of Prime Ministers Department in Canberra</p>		
<b>Memo Corporation Australia Pty Ltd</b>	189,000	Singapore owned property group (no further information)

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<p><b>Meriton Apartments Pty Ltd</b></p> <p><b>Harry Triguboff</b> - owner</p> <p>In April 24 2004 the Sydney Morning Herald wrote: <i>When Mr Triguboff learned of the State Government's proposals to extend property tax to investment apartments, he summoned to his office the ALP state secretary and chief fundraiser, Eric Roozendaal, and told him the Meriton donations "tap has been turned off" until the Government changed its plans. (The Government has now (2006) pulled the tax right back to a minimum).</i></p>	400,000	<p>Dominates the apartment market in Sydney – eg Hornsby, St Ives , Marsfield, Wollie Creek, Rhodes, Waroonga, Chatswood, Sydney CBD etc, and on the Gold Coast.</p> <p>Bought into land sales for housing in SW – Parklea (Trinity Estate) – land house sales package</p>
<p><b>Mirvac</b></p> <p>Joint venture with <b>Transfield</b> Joint venture partners with <b>TMG Developments</b></p>	109,000	<p>Large housing and land packages in the NW, SW and Central Coast. Developments also across Australia , and overseas.</p> <ul style="list-style-type: none"> <li>• Magenta Shores - development on former Crown foreshore land (claimed by Aboriginal Land Council then onsold) on the Central Coast,</li> <li>• Panorama Glenfield,</li> <li>• Mornington Chelsea etc etc</li> <li>• Developing the huge Edgewood estate at Woodcraft (Blacktown),</li> <li>• Anna Bay (Port Stephens) - rezoning/development for 1000 houses and golfing resort on flood prone land</li> <li>• Joint venture with Transfield in Walsh Bay Redevelopment</li> <li>•</li> </ul>
<p><b>Multiplex Group</b></p> <p>Joint Venture co to do PPPs with <b>Babcock and Brown</b> through their company – “<b>PPP Solutions</b>” which was formed to “focus on developing, managing and owning infrastructure throughout Australia”.</p> <p>Joint ventures with <b>Landcom</b> eg on the St Lukes hospital complex.</p>	<p>270,000</p> <p>174,000</p>	<p>Construction, investment and property development – land, residential, commercial etc.</p> <p>PPP projects:</p> <ul style="list-style-type: none"> <li>• Finalised a deal with the NSW government property developer Landcom in 2006 to jointly develop with St Lukes Hospital Complex a \$148 million, three tier aged care facility (includes retirement accomodation?) in eastern Sydney.</li> </ul>

<p style="text-align: center;"><b>Industry and its influences and connections to other property/construction companies, government and peak industry organisations.</b></p>	<p style="text-align: center;">\$ Donated to NSW ALP July 1999 to June 2005*</p>	<p style="text-align: center;"><b>Proposed and current projects/developments in NSW as at March/April 2006.</b></p>
<p>Website says Multiplex are “affiliated with and actively support” the <b>Property Council of Australia</b> and the <b>NSW Urban Taskforce</b></p> <p><b>Trafalgar Corporate</b> (owned by <b>Packer PBL</b> partner <b>Robert Whyte</b> and now merged to become <b>Harrington Properties</b> (see below)) joint venture partner with Multiplex for Rhodes development</p> <p>Joint venture with <b>Toga Group</b> (Jones Wharf)</p>		<ul style="list-style-type: none"> <li>• Equal joint venture with Babcock &amp; Brown as preferred bidder for a contract to design, construct and manage facilities of two hospitals at Long Bay Prison in New South Wales through their joint venture vehicle, PPP Solutions. As part of the PPP arrangement, the partners will also operate the facilities for a 28 year period, with <b>Honeywell and Compass</b> to provide the required services (approved Dec 2005)</li> </ul> <p>Current planned projects also include:</p> <ul style="list-style-type: none"> <li>• \$350 million Cotton Beach staged development on the northern NSW New Tweed Coast at Casuarina Beach. First stage includes a five-star beachfront residential resort and apartments - first of four precincts (approved Feb 2006)</li> <li>• \$320 million residential development project with joint venture partners Babcock &amp; Brown at Sydney Olympic Park. Three stages with six residential towers, 679 apartments, 930 car spaces, 485 square metres of retail space and a 40 place child care centre. (approved Feb 2006)</li> <li>• 1250 lot development with Trafalgar Corporate on Rhodes waterfront (contaminated land)</li> <li>• 630 apartments in Hurstville “East Quarter”</li> <li>• Pandanus Pocket – a beach resort development at Casuarina Beach</li> <li>• 196 lot development at Sussex Inlet (St Georges Basin) – “Taylors Rise”</li> <li>• (Sept 2005)</li> <li>• 11 Storey office block at King Street Wharf in Sydney</li> <li>• Conceptual design of a 54 ha site at Bulli called “Bulli” – no more information but no indication it is zoned yet..</li> <li>• Pitt St office block development</li> </ul> <p>Also developed:</p> <ul style="list-style-type: none"> <li>• Outrigger hotel at Ettalong Beach – Central Coast</li> <li>• King St Wharf</li> <li>• Woolomooloo Wharf</li> </ul>

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		<ul style="list-style-type: none"> <li>• Pyrmont wharf</li> <li>• Walsh Bay Piers 8 and 9</li> <li>• Darling Island at Pyrmont</li> </ul>
<p><b>North Lakes Pty Ltd</b></p> <p>Jointly owned by major Hunter based developers <b>Jeff McCloy</b> and <b>Hilton Grugeon</b> (joint ventures with <b>Hardie Holdings</b>)</p> <p>Jeff McCloy</p> <ul style="list-style-type: none"> <li>• works in partnership with <b>Babcock and Brown</b> – such as its proposed Pacific Dunes golfing estate at Medowie in Port Stephens.</li> <li>• has close relationships with the Federal Liberal Government. Recently John Howard spent many hours on his property when he visited the Hunter.</li> </ul> <p><b>Hilton Grugeon</b> is also owner of major Hunter land development companies:</p> <ul style="list-style-type: none"> <li>• Hunterland</li> <li>• Thornton Land Company</li> <li>• He is an investment partner in Duncan <b>Hardie's Hunter Economic Zone HEZ</b> development.</li> </ul>	220,000	<p>Amendments to the Lake Macquarie local environmental plan [LEP] in December 1995 created residential land within the North Lakes Urban Release Area.</p> <p>The consortium acquired the larger portion of the future suburb from Coal &amp; Allied Mining in October 2002</p> <p>The development was started in 2002 at Cameron Park, and expected to include 1700 homes and a shopping centre with a supermarket, tavern, speciality shops and a commercial area when completed.</p> <p>McCloy has many other developments in the Hunter and other States such as Far North Queensland</p> <p>Other McCloy planned developments in the Hunter (as at 2006) include:</p> <ul style="list-style-type: none"> <li>• a joint venture with Babcock and Brown for a 450 large lot golf and residential estate in bushland on the Medowie Golf Course. "Pacific Dunes".</li> </ul> <p>Hilton Grugeon (Hunterland) – owns, develops and manages many commercial industrial and residential estates in the Hunter. Current projects and plans include:</p> <ul style="list-style-type: none"> <li>• Plans for a \$120 million French-themed village and tourist resort at Lochinvar. Would include 190 homes, tourist accommodation, a chapel, day spa and shops based around a commercial vineyard at St Helena Close.</li> <li>• Partnership in Hunter Economic Zone with Hardie</li> <li>• Residential estate at Thornton – Avalon Forest Estate.</li> <li>• Large residential lots at Bolwarra.</li> <li>• Kotarra estates</li> <li>• Thornton Industrial Estate</li> </ul>
<b>Paynter Dixon Constructions</b>	228,000	Through expansion program, Paynter Dixon is now a fully-integrated building service covering – Masterplanning, Total Project Management, Construction Management and Facilities Management Aged Care Facilities, industrial and

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		commercial . services and clubs.  No info on projects in NSW.
<p><b>Pricewaterhouse Coopers</b></p> <p><b>Tony Poulter</b> - Partner in Project Finance and Investment represents Pricewaterhouse Coopers on the board of <b>Infrastructure Partnerships Australia</b>. He has a long track record of promoting privatisation and now the more favoured public private partnerships to control public assets for profit globally and now in Australia.</p> <p>Chris Holland former Pricewaterhouse Coopers director, is now Vice President of <b>CRA International</b> - a US based global company, established in 2000 in Australia and the region. It assists regional and global clients applying microeconomic analysis to a load of different industries. (Privatisation and PPPs with governments, mergers, takeovers etc)</p> <p>CRA International's Asia and Pacific Regional Head Henry Ergas is also on the advisory board of <b>Infrastructure Partnerships Australia</b>.</p>	115,000	Provides "Leading edge" advise on privatisation, project finance and public private partnerships to corporates and governments - finance and takeovers.
<p><b>Property Council of Australia</b></p> <p><b>Peter Verwer</b> - CEO from 1992 to date - headed the PCA push for planning overhauls across Australia and continues to be directly responsible for the Property Council's advocacy, public affairs and strategic planning.</p> <p>Also a member of many public and private bodies including: :</p> <ul style="list-style-type: none"> <li>• The Executive Committee of the Business Coalition for Tax Reform;</li> <li>• Chairman of the Development Assessment Forum</li> </ul>	114,000	<p>Peak property industry body that first lobbied for planning deregulation in the early 1990s and continues to do so today. Has regional and State chapters.</p> <p>Recently expanded its role in the Hunter and Illawarra.</p> <p>Recently established a major public-private sector information initiative, the Construction Forecasting Council.</p>

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<ul style="list-style-type: none"> <li>• The Joint Building Standards Policy Board of Standards Australia;</li> <li>• The Construction Forecasting Council;</li> <li>• The Tourism Forecasting Council;</li> <li>• The Affordable Housing Consortium;</li> <li>• The Housing Finance Taskforce;</li> <li>• The Australian Construction Industry Forum;</li> <li>• The Australian Green Building Council; and,</li> <li>• The Business Coalition for Greenhouse Strategy.</li> </ul> <p>NSW executive officer - <b>Ken Morrison</b> - on the NSW Government 2003 Planning Taskforces.</p> <p>National members of the Property Council include Stockland, Mirvac, Macquarie Bank, National Australia Bank, Westfield, Meriton, Australand, Investa Property Group (CPG), Centro, Multiplex, Telstra and Australia Post.</p> <p>The NSW Property Council has regional and planning committees made up of representatives from other peak development lobbying organisations such as the Urban Development Institute of Australia and the NSW Urban Taskforce, major property industry representatives, and representatives from local government and government departments.</p> <p>Other members of these Committees include representatives from Multiplex, Mirvac, Thakral Holdings, McCloy Group (Hunter Regional Chapter), UDIA, Stockland, Lend Lease, Valad, Macquarie Bank, Leighton Holdings</p>		
<p><b>Roche Group</b></p> <p>Works closely with Central Coast and Hunter based company <b>Lusted Pty Ltd</b> who own Tolmark Homes.</p>	27,000	<p>Major canal estate style development at Harrington (Greater Taree Shire) - Harrington Estates . Began in mid to late 1990s and is still expanding with further proposals in the pipeline.</p> <p>Brimbin - proposed new township for thousands of lots - Greater Taree</p>

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		<p>Hunter Valley Gardens -Amongst the foothills of the Brokenback Ranges spans over 300 hectares. include Lodge &amp; Conference Centre, Pub &amp; Accommodation, Villas, Restaurant, Wines, and Hunter Valley Gardens Village</p> <p>Lusted have constructed and overseen the Harrington Waters Estate developments, Hunter Valley Developments.</p> <p>Lusted also has developments in the Central Coast (Fishermans Wharf, Aquaria Apartments in East Gosford, Tuggerah Central Plaza) and Newcastle (Dockside Apartments at Carrington and Valley View apartments at Cardiff).</p>
<p><b>Rosecorp</b></p> <p><b>Bob Rose</b> is chairman of the <b>NSW Urban Taskforce</b></p> <p>Joint venture with <b>Cbus</b> – the Construction and building industry’s superannuation fund - to develop Breakfast Point</p>	26,000	<p>Owned by The Rose Family.</p> <p>Developing land in Central Coast, Lake Macquarie (Wallarah peninsula) and Sydney. Includes:</p> <ul style="list-style-type: none"> <li>• Breakfast Point - 1865 residential development on waterfront land - Concord - Planning Minister Frank Sartor took over control as a State Significant development - end 2005),</li> <li>• The Landings - development alongside the Ku-Ring-Gai National Park,</li> <li>• Catherine Hill Bay - a 365 hectare parcel of land with extensive beach and lake frontages on the Wallarah Peninsula. The land includes two coal mines, coal preparation areas and stockpiles which are currently being decommissioned. Not zoned for development but Rosecorp has taken court action to try and persuade Lake Macquarie Council to approve.</li> </ul>
<p><b>Shimao Holdings Co Ltd</b></p>	100,000	<p>Donation given after Carr visited Shanghai in 2004.</p> <p>Headed by China's third wealthiest individual with about \$800 million (US) to his name, Hui Wing Mau (or Xo Rongmao). Major Shanghai property developments.</p> <p>Owned former Sydney Police Headquarters – College St – Sydney. (SMH</p>

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		14/2/04) – no other public info on what owns in NSW.
<p><b>St Hilliers Pty</b></p> <p>Property investment, construction etc works for eg <b>Stocklands, Macquarie Goodman</b> etc</p> <p>Invests in <b>PPPs</b> – particularly in schools.</p>	98,000	<p>Property Investment, construction etc</p> <p>Retirement developments on south coast, and city residential, industrial etc. and residential mostly in Sydney.</p> <p>Invests in <b>PPPs</b> – particularly in schools. Part of The Axiom Education consortium comprising Babcock &amp; Brown, ABN AMRO, Spotless Group, Hansen Yuncken and St Hilliers, selected by the NSW Government in Dec 2005 as the preferred proponent for the NSW Government's second new schools public private partnership (PPP) project (does not say where).</p>
<p><b>Stockland Property Trust Group</b></p> <p>Several joint ventures with <b>Landcom</b> (government property development arm)</p> <p>Stockland is an active member of the <b>NSW Urban Taskforce</b> and has major input to policy, lobbying and submissions on planning deregulation separately and via the Taskforce.</p> <p><b>Nick Greiner</b> - Deputy Chair of Stockland since his resignation as NSW Premier in 1992</p> <ul style="list-style-type: none"> <li>joined the board of State Roads in 1992 among many other board and directorship positions after resigning.(see Bilfinger Berger Australia) .</li> <li>Chair of a major <b>PPP co – Bilfinger Berger.</b> .</li> </ul> <p><b>Matthew Quinn</b> - Managing Director</p> <ul style="list-style-type: none"> <li>Was National President of the <b>Property Council of Australia</b> from 2003 to 2005 .</li> </ul>	93,000	<p>Major land owner and developer mostly on the South Coast/Illawarra, Central Coast/Hunter and Sydney west. Big shopping centre owner. Planned and actual developments include:</p> <p><b>South Coast</b></p> <ul style="list-style-type: none"> <li>West Dapto expansion area – earmarked on the Illawarra Regional Strategy – Stockland already has a staged subdivison (Highcroft) around Horsley and Wongawilli which it is expanding.</li> <li>Sandon Point – highly controversial development expansion continues at this and other sites in the vicinity</li> <li>Sandon Point - Major Projects concept plan - retirement village, rezoning of further land (May 2006)</li> <li>Vincentia - Has application in with Minister under the Major Projects SEPP for 607 residential and major commercial.tourist development at Vincentia (Vincentia has been marked for development as a major town in the South Coast Strategy)</li> <li>.</li> </ul> <p><b>Hunter/Central Coast</b></p> <ul style="list-style-type: none"> <li>Jetty Point (Wallarah Peninsula) - development and seeking rezoning</li> </ul> <p><b>Sydney (western new release/growth areas)</b>- Has major residential house and land packages (some not yet zoned) throughout SW and NW sydney – including</p>



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<p><b>Dennis Hickey</b> - Stockland CEO</p> <ul style="list-style-type: none"> <li>• Current chairman of the <b>Property Council of Australia's</b> Residential Development Council.</li> </ul>		<ul style="list-style-type: none"> <li>• Lakewood – 15 ha house and land package at Prospect Hill</li> <li>• New masterplanned residential community Macarthur Gardens, a \$300 million joint venture between Stockland and Government's development arm, Landcom</li> <li>• Developers of Glenmore Park in Penrith</li> <li>• House and land package around Penrith Lakes (Waterside) – yet to be developed and further rezoned</li> <li>• The Outlook land and house package at Kellyville</li> <li>• Bridgewater house and land package in Camden</li> <li>•</li> </ul> <p><b>Sydney public land sites:</b></p> <ul style="list-style-type: none"> <li>• Will jointly develop (with apartments) the former public Prince Henry Hospital coastal headland/foreshore site at Little Bay with Landcom.</li> </ul> <p><b>Shopping centres:</b></p> <ul style="list-style-type: none"> <li>• Owns major (Stockland) shopping centres mostly on the South Coast and some in Sydney's west.</li> </ul> <p><b>Hotels</b></p> <ul style="list-style-type: none"> <li>• Owner of Saville Hotels Group (now owner of Holiday Inn)</li> </ul>
<p><b>Tenix Corporation</b></p> <p>Defence, infrastructure, network, security, construction etc to Government and private sector. Groups Include:</p> <p><b>Tenix Defence</b>  <b>Tenix Alliance (Infrastructure provision)</b>  <b>Tenix Projects</b>  <b>Tenix Infrastructure</b>  <b>Tenix Information Security</b></p> <p>Mr Robert Salteri - Executive Director &amp; CEO of Tenix Defence  On advisory board of <b>Infrastructure Partnerships Australia</b> - formed to promote PPPs across Australia.</p>	155,000	<p>Largely a defence industry but constructs and runs electricity, water and gas infrastructure in public private partnerships (PPPs) with government across most Australian states and territories.</p> <p><b>Tenix Alliance</b> is a leader in infrastructure maintenance and engineering services to the power, gas, water, telecommunications and transport industries</p> <p>Examples of NSW projects:</p> <ul style="list-style-type: none"> <li>• Tathra Sewage Treatment Plant.</li> <li>• Bomen WWTP - Wagga Wagga</li> <li>• Plant Upgrade - Liddell Power Station, Hunter</li> <li>• Refurbishment and maintenance of Eraring Power Station</li> </ul> <p><b>Tenix Projects</b> is a specialist provider of project management and project execution support services to the government, construction, engineering, commercial and defence sectors. - eg Sydney Harbour Tunnel.</p>

Industry and its influences and connections to other property/construction companies, government and peak industry organisations.	\$ Donated to NSW ALP July 1999 to June 2005*	Proposed and current projects/developments in NSW as at March/April 2006.
Tenix's affiliates include RLM Systems, Australian Marine Technologies, the <b>Sydney Harbour Tunnel Company</b> and TenixToll Defence Logistics.		<p><b>Tenix Infrastructure/Tenix Investments</b> was formed in April 2001 to focus on infrastructure investment and development.</p> <ul style="list-style-type: none"> <li>Projects in NSW include 25% investment in Sydney Harbour Tunnel</li> </ul> <p><b>Tenix Information Security</b> provides security services to Defence, Government and Commercial customers.</p> <p><b>Tenix Solutions</b> provides technology-based outsourcing services to all levels of Government and the private sector in Australia, New Zealand and Southeast Asia.</p>
<b>Terrace Tower Group</b>	280,000	<p>Major property developer on Central Coast and Lake Macquarie. Projects include</p> <ul style="list-style-type: none"> <li>Agreement with Belmont Golf Club, which owns coastal land south of Newcastle. to build a 400 lot units and housing estate on the land.</li> <li>Trying to get land zoned at Somersby and Wyee rezoned through the Central Coast Strategy</li> <li>Also owns parts of the Warnervale land for a proposed Wyong Economic Zone (similar to HEZ)</li> </ul> <p>Also major commercial centre developer - includes: –</p> <ul style="list-style-type: none"> <li>Tuggerah Business Park,</li> <li>000 call centre in Tuggerah,</li> <li>Homemakers Centre,</li> <li>Crown Gardens,</li> <li>Moore Park SupaCenta,</li> <li>Westfield at Eastgardens</li> </ul>
<b>Tesrol Holdings</b>	58,000	<p>Tesrol and Hiltan developments include</p> <ul style="list-style-type: none"> <li>the Star of the Sea development at Terrigal, - 52 "luxury" residential apartments</li> <li>a nine-storey block at Ettalong with 69 residential apartments,</li> </ul>

Industry and its influences and connections to other property/construction companies, government and peak industry organisations.	\$ Donated to NSW ALP July 1999 to June 2005*	Proposed and current projects/developments in NSW as at March/April 2006.
<p>Joint founder, shares address, and directors with <b>Hiltan Pty</b> in Sydney.</p>		<ul style="list-style-type: none"> <li>• a 28-hectare holding near the M7.</li> <li>• Waterfront apartments eg Manly, Potts Point</li> <li>• Proposed executive development at Greenwich</li> </ul> <p>Proposed and awaiting rezoning (says this on website) for land subdivisions/developments in Sydney's west includes:</p> <ul style="list-style-type: none"> <li>• Wallacia 127 ha rural residential at the foothills of the Blue Mountains</li> <li>• Picton – 84 ha of pastoral land adjoining Bradcorp's Stone Quarry subdivision (awaiting adoption of rural land study)</li> </ul> <ul style="list-style-type: none"> <li>• Website also says Tesrol has a variety of rural residential coastal and regional land holdings awaiting rezoning in NSW as from July 2005.</li> <li>• Also owns a lot of industrial and bulky goods etc land in Western Sydney – eg Seven Hills, Wetherill Park, Prestons.</li> </ul>
<p><b>Thakral Holdings</b></p> <p><b>Albert Harris</b> – Joint chairman</p> <ul style="list-style-type: none"> <li>• was Managing Director of Ampol Limited and Ampol Exploration Limited</li> <li>• was Chairman of Australian Airlines</li> <li>• chairman of Gazal Corporation</li> <li>• Chairman of Arena Management (Sydney Entertainment Centre) (major donors to ALP)</li> <li>• Australian Radio Network.</li> <li>• Deputy Chairman of APN News &amp; Media Limited since 1992, of</li> <li>• Metcash Limited since 18 April 2005.</li> <li>• Director of Capitol Theatre Management,</li> <li>• Executive Board of the Sydney Olympics 2000 Bid Committee.</li> </ul> <p><b>Phillip Green</b> – Director</p> <ul style="list-style-type: none"> <li>• Managing Director of <b>Babcock &amp; Brown Limited.</b></li> <li>• former Senior Manager with Arthur Anderson</li> </ul>	70,000	<p>Thakral family: Singapore/HK, hotel chain –</p> <ul style="list-style-type: none"> <li>• Owns Novotel Pacific Bay Resort – Coffs Harbour</li> <li>• Pacific Bay Resort Residences Developing residential apartments, townhouses and villas on 95 ha surrounding the resort. Plans future further development - Coffs Harbour</li> <li>• Apartments at Lavendar Bay</li> <li>• Owns Novotel Northbeach in North Wollongong</li> <li>• Novotel Brighton le Sands</li> <li>• retail/shopping centres in central Sydney and Brighton le Sands</li> <li>• Glenwood Estate - A land subdivision development at the end of the M2 motorway, Glenwood, comprising some 162 lots over 5 stages.</li> <li>• Newport Anchorage site at head of the Pittwater inlet comprises 7 luxury apartments, 5 commercial units, 65 marina berths and car parking.</li> </ul>

Industry and its influences and connections to other property/construction companies, government and peak industry organisations.	\$ Donated to NSW ALP July 1999 to June 2005*	Proposed and current projects/developments in NSW as at March/April 2006.
<ul style="list-style-type: none"> <li>Chairman of Environmental Infrastructure Limited</li> <li>director of Babcock &amp; Brown Capital Limited, Everest Babcock &amp; Brown Alternative Investments, Prime Infrastructure, Abacus Property Group Limited and the trustee of the Babcock &amp; Brown Japan Property Trust.</li> </ul> <p><b>Peter McGovern</b> – Director Former director of <b>Macquarie Bank</b></p>		
<b>Tiffany Developments</b>	46,000	Lodged Warringah Council's biggest ever development proposal in 2004 - a retirement development for 1,650 residents. Located in the non-urban lands of Oxford Falls Valley area. Seven stages 750 self-care one, two and three bedroom apartments; a 60 bed nursing home; 75 assisted-care units; a medical centre, pharmacy, commercial office space for residents; overnight accommodation for 20 visitors; retail services such as a mini-market, beauty salon, hair dresser, postal services; a licensed restaurant/bistro; heated indoor/outdoor pool, gymnasium, tennis courts and a nine-hole pitch and putt golf course. (not clear what the status is of this now)
<b>TMG Developments</b>  Joint venture partner with <b>Mirvac</b>	46,000	No info
<b>Toga Group</b> <b>(owns Toga Hospitality)</b>  Joint development with <b>Multiplex</b> (Jones Bay Wharf)	248,000	<p>Toga Group has interests in Property Development, Construction, Investment &amp; Asset Management, Hospitality Investment &amp; Management and Aquaculture. Few examples (from website) Include:</p> <ul style="list-style-type: none"> <li>Joint venture with Multiplex – Jones Bay Wharf – Sydney</li> <li>Sea Farm Prawns – owns Australia's largest prawn farms – two farms located in pristine vegetation and alongside pristine waters of World Heritage Hinchinbrook Island</li> <li></li> </ul> <p>Toga Hospitality operates hotels and apartment hotels in Sydney, Melbourne, Brisbane, Adelaide, Perth, Canberra, Surfers Paradise, and Newcastle. Includes:</p>

Industry and its influences and connections to other property/construction companies, government and peak industry organisations.	\$ Donated to NSW ALP July 1999 to June 2005*	Proposed and current projects/developments in NSW as at March/April 2006.
		<ul style="list-style-type: none"> <li>• expansion of Medina Apartment Hotels throughout Sydney and elsewhere</li> <li>• Vibe Hotels Australia (6 locations),</li> <li>• Travelodge Hotels (10 locations)</li> </ul>
<p><b>Trafalgar Corporate Group</b>  <b>Trafalgar Properties - now called Harrington Properties</b></p> <p>Owned by <b>Robert Whyte</b>, - former director of Kerry Packer's <b>PBL</b>.</p> <p>The ultimate holding company of Trafalgar Properties was <b>Audant Investments Pty Limited</b>. Audant's directors include Stephen Anstice, who was a director of <b>Rivkin and Co</b>. One of Audant's former shareholders included <b>Offset Alpine Printing Pty Ltd</b> which was a company in which former NSW Labor (Terrigal faction) Minister and now backbencher Eddie Obeid and former Federal ALP Minister Graham Richardson, Rene Rivkin and Rodney Adler's insurance company <b>FAI</b> had an interest. (The Age - 31.10.2003)</p> <p>Trafalgar joined Offset International Pty Ltd in 2004 in a consortium to buy land at La Peruse.</p> <p>Harrington Properties owns <b>Hillsdale Town Centre Pty Ltd</b> (a joint venture co. with the <b>Rebel Property Group</b>), whose managing director is <b>Allen Linz</b> - who is also on the steering committee of the <b>NSW Urban Taskforce</b>.</p>	98,000	<ul style="list-style-type: none"> <li>• Formed consortium with Offset International to buy land at La Peruse from the Aboriginal Land Council in 2004. Reported in SMH (3/9/2004) that payments were made by the consortium to the land council to discuss deals.</li> <li>• Kings Cross - St Johns Church entered into an agreement with Trafalgar Properties for a commercial and residential redevelopment on the site</li> <li>• Is one of the developers of the working wharfs in Sydney Harbour – high rise private development of public land sold to Trafalgar, Meriton and Lend Lease. .</li> <li>• Involved in Lee Wharf developments at Honeysuckle in Newcastle</li> <li>• In 2005 brought Tallwoods village - a golfing residential estate in (now largely cleared for the estate) forest at Hallidays Point in Greater Taree Shire</li> </ul>
<p><b>Transfield Holdings</b></p> <p>acquired 100% of <b>Campus Living Villages</b> (university accommodation)</p> <p>Subsidiary <b>Sabemo Pty Ltd</b></p>	147,000	<p>Property developments from residential, commercial, retail, to industrial. One of earliest private companies involved in joint partnership projects with Government (PPPs)</p> <ul style="list-style-type: none"> <li>• Developer of The Sydney Harbour Tunnel - an early joint government PPP project. Retains a 25% stake in the Sydney Harbour Tunnel Company (SHTC)</li> </ul>

Industry and its influences and connections to other property/construction companies, government and peak industry organisations.	\$ Donated to NSW ALP July 1999 to June 2005*	Proposed and current projects/developments in NSW as at March/April 2006.
<p>Joint ventures with NSW government in earliest PPPs - Sydney Harbour Tunnel and East Hills Line.</p> <p>Joint venture with <b>Mirvac</b> in <b>Walsh Bay Partnership</b></p>		<ul style="list-style-type: none"> <li>• Sydney Airport Rail Link - Central Station to Turrella (East Hills Line), via Domestic and International Airport terminals.</li> <li>• 27 per cent stake in Perisher Blue, the largest ski resort in Australia at Kosciuszko National Park. Incorporates the ski fields of Perisher, Blue Cow and Guthega, accommodation in Perisher Village and the Station Resort in Jindabyne and the Ski tube railway. (All of Kosciuszko resorts area comes under the State Significant SEPP to be assessed as Major Projects under Part 3a)</li> <li>• Walsh Bay finger wharf development with Mirvac</li> </ul>
<p><b>Transurban Infrastructure/City Link</b></p> <p><b>Macquarie Bank</b> Chair of Transurban is executive director of Macquarie Bank – Laurence Cox.</p> <p><b>Bilfinger Berger</b> – (Abigroup arm) sold its Tollaustr (toll services arm) to Transurban in January 2006.</p> <p><b>Kim Edwards</b> - Managing Director On the <b>Infrastructure Partnerships Australia</b> (promotes PPPs) Advisory Board</p>	66,000	<p>Transurban is a leading international toll road developer and investor with major assets in Australia. The company focuses on the long-term ownership and management of advanced electronic toll roads.</p> <p>Major assets in Sydney are M2 Hills Motorway and M7 tollways.</p> <p>Its website (4/06) says that "Transurban is considering several emerging developments along Australia's eastern seaboard:</p> <ul style="list-style-type: none"> <li>• <i>M4 East Motorway - In New South Wales, the state government remains committed to the M4 East Motorway in Sydney, which will link the M4 at Strathfield and the Anzac Bridge.</i></li> <li>• <i>F3/M2 Link - The Federal Government has announced its preferred option for a link between the F3 and the M2 connecting the Central Coast Region and the Sydney Motorway network."</i></li> </ul>
<p><b>United Group Ltd</b></p> <p><b>Trevor Rowe</b> is Chairman and has a huge portfolio of other cross interests/directorships etc with both National and State Governments and in private national and international interests.</p> <p>Interests include:</p> <ul style="list-style-type: none"> <li>• Active member of NSW Urban Taskforce</li> </ul>	50,000	<p>Major PPP project developer, benefiting from recent number of Government projects handed over to private sector</p> <p>Described on its website as "Australia's leading end-to-end outsourcing partner for rail, power, water, resources, property and defence and other services . Focuses on private and public sector partners in these key sectors</p> <p>Recent PPP projects include:</p> <p><b>NSW Police</b></p>

Industry and its influences and connections to other property/construction companies, government and peak industry organisations.	\$ Donated to NSW ALP July 1999 to June 2005*	Proposed and current projects/developments in NSW as at March/April 2006.
<ul style="list-style-type: none"> <li>• Chairman, Investment Banking,</li> <li>• N M Rothschild &amp; Sons Australia Limited and</li> <li>• Chancellor, Bond University (Qld)</li> <li>• Secretary to the Joint Standing Committee on Electoral Matters – Australian Parliament.</li> <li>• Director of Australian Stock Exchange</li> <li>• Installed by Peter Beattie as Chairman of Queensland Investment Corporation – a Qld Government owned corporation.that is a key shareholder in NAB</li> <li>• Chairman of Queensland Biocapital Funds</li> <li>• Chairman of Citigroup Global Markets (Formerly Salomon Smith Barney)</li> <li>• Formerly with Private Investment Co of Asia and other major Asia investment companies</li> <li>• Council Member of Federal Dept of Foreign Affairs and Trading - Foreign Affairs Council,</li> <li>• Member of the Commonwealth Government’s Dept of Financial Services and Regulation’s Takeovers Panel from March 2000 to March 2003,</li> <li>• Member of the Council for the Macquarie Graduate School of Management from 2000 to 2003.</li> <li>• Member of CER Consultative Group,</li> <li>• Connected to advisory board on sale of Telstra and other Government services – but also leading interest in sale of T3</li> <li>• Connected to Victoria Rail.</li> <li>• part of advising and investing in Sydney Airport sale (Macquarie Bank)</li> <li>• Appointed as one of the “guardians” of Australia’s \$18 billion “Future Fund” (Courier Mail – April 2006)</li> <li>• Provides Westpac with asset and lease management of their property portfolio.</li> <li>• Substantial Shareholder in Dark Blue Sea – Internet services</li> </ul>		<ul style="list-style-type: none"> <li>• April 2006 – entered into “strategic partnership” with NSW Ministry for Police to “provide property services” (management, redevelopment, upgrading etc) of all police headquarters, stations and other facilities across the state.</li> </ul> <p><b>Rail</b></p> <ul style="list-style-type: none"> <li>• 22 March 2006 - UG’s leading rail business United Group Rail awarded over \$125 million of new rolling stock contracts which included:</li> <li>• Three additional QRNational 5000 class locomotives to join the nine previously purpose-built by United Group Rail to allow QRNational to operate coal haulage in the NSW Hunter Valley.</li> <li>• 100 x VCA coal wagon hoppers to be built in Taree</li> <li>• Freightlink 25x 2-pack well wagons for operation mainly on the Adelaideto Darwin route (US defence company <b>Halliburton</b> developed this route with Aus Gov).</li> </ul> <ul style="list-style-type: none"> <li>• Company says it is now the leading rail company in Australia.</li> <li>•</li> <li>•</li> </ul> <p><b>Power</b></p> <p>Transgrid Coffs Harbour Substation – civil and electrical works for the establishment of a 330kV substation and modification and extension of existing facilities;</p> <ul style="list-style-type: none"> <li>• <b>Water:</b></li> </ul> <p>Sydney Water Corporation – design and construction of a sludge (Biosolids) treatment plant for the existing wastewater treatment plant at North Head;</p> <p>Sydney Water: Liverpool STP Stage 5A - design and construction of the amplification of the primary wastewater treatment plant with 2.5km of sewer pipe, involving micro-tunnelling and open trenching;</p> <p>Mid Coast Water – Stage 2 upgrade of the Hallidays Point STP;</p> <ul style="list-style-type: none"> <li>•</li> </ul>
<p><b>The Village Building Co Ltd</b> Bought by <b>Canberra Estates Consortium</b> in May 2004</p>	83,000	<p>The Village Building Co. - residential property development group, started in ACT in late 1980s since expanded and now has permanent offices in Coffs Harbour, Wollongong and Brisbane</p>

Industry and its influences and connections to other property/construction companies, government and peak industry organisations.	\$ Donated to NSW ALP July 1999 to June 2005*	Proposed and current projects/developments in NSW as at March/April 2006.
		Developments include: <ul style="list-style-type: none"> <li>• Illawarra Land Co (Edgewood estates – Wonoona),</li> <li>• The Summit – Coffs Harbour,</li> <li>• Central Grove Coffs Harbour</li> </ul>
<p><b>Walker Corporation</b></p> <p><b>Owned by Lang Walker</b> <b>Also owns/owned:</b> <b>Australand</b> (now owned by <b>CapitaLand</b>) <b>McRoss Developments</b></p> <p>Joint ventures with <b>Macquarie Bank</b></p> <ul style="list-style-type: none"> <li>• Land Banks with M4 &amp; M5 partners, including- Macquarie Bank</li> <li>• Joint manager of the <b>Industrial Property Trust</b> with Macquarie Bank in the 1990s</li> <li>• Current joint venture partner with Macquarie Bank (Macquarie Goodman) – in industrial sites such as in the 500ha Erskine Park Employment Zone site near the Mamre Rd M7 Link.</li> <li>• Joint partner in Wyong retail centre with Macquarie Bank</li> </ul> <p><b>Australand</b> major security holder is <b>CapitaLand</b> – a major Singapore property development co who is one of the biggest property development companies in Asia)</p> <p>Major investment/development partner with <b>Hardie Holdings</b> in the Hunter with <b>Hardie Industrial</b> and residential land rezonings and both are expanding further north on the NSW coast. .</p> <p><b>CapitaLand</b> has joint ventures with <b>United Group</b> which specialises in PPP projects</p>	253,000  194,000 154,000	<p>Has developed major industrial and residential land in Western Sydney, Central Coast, Hunter, and is expanding land bank along the Central to Northern Coast of NSW as well as in other States.</p> <p>Projects being developed or completed include:</p> <ul style="list-style-type: none"> <li>• Wyong major retail centre (Wyong Village Central)</li> <li>• Major urban residential/commercial waterfront development at Rhodes (former contaminated land)</li> <li>• University housing projects in Sydney and Melbourne</li> <li>• Major residential developments: The Regency, Chatswood and Balmain Cove in Sydney</li> <li>• Over 55s development in Hunters Hill</li> <li>• The redevelopment of The Wharf at Woolloomooloo</li> <li>• Construction of a shopping centre in Gladesville</li> <li>• The redevelopment and ownership of the Broadway Shopping Centre</li> <li>• Distribution centres constructed for Coles Myer in South West Sydney</li> <li>• Port Botany industrial development (P&amp;O Trans Australia)</li> <li>• Other major industrial land such as at Moorebank, Greenacre, Kellyville etc</li> </ul> <p>“Strategic Land Banks” in Sydney’s West in partnership with M5 and M4 partners including Macquarie Bank. Include:</p> <ul style="list-style-type: none"> <li>• Kellylink at Minto- 30 hectare industrial location in the South West, close to motorway</li> <li>• Erskine Industrial Estate- 27 hectares, with the first pre-commitment already signed with Stramit Building Products, to service the area’s residential development growth</li> </ul>



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<p><b>Ross Blacanto - -Australand</b> is also a Vice President of the <b>Urban Development Institute of Australia</b></p> <p>As <b>McRoss</b> had partnership with <b>UrbisJHD</b> - a company connected to the Urban Taskforce which advises developers on how to gain rezoning before onselling land.</p>		<p><b>Australand – (CapitalLand)</b></p> <p>Projects include:</p> <ul style="list-style-type: none"> <li>• Major land releases and real estate in Sydney’s SW growth centres including : Seven Hills, Kellyville, West Hoxton etc – major beneficiary of the Metro Strategy</li> <li>• Central Coast – Blue Point Resort at Terrigal</li> <li>• Shell Cove – land releases and house packages at Shellharbour in Illawarra.</li> <li>• Bought Kent Brewery site (Sydney) in 2003.</li> </ul> <p><b>As McRoss Developments Pty Ltd</b></p> <p>Projects included:</p> <ul style="list-style-type: none"> <li>• St Mary’s, Sydney, an industrial site for ACI and Smorgon</li> <li>• Industrial development at Alexandria and Zetland in Sydney</li> <li>• The development of Smithfield for Toll Transport</li> <li>• Ownership and management of the Broadway Shopping Centre</li> <li>• Elizabeth Street, retail and residential development</li> <li>• Commercial development, Mona Vale</li> <li>• Commercial development, Gosford</li> </ul>
<p><b>Westfield Holdings Ltd</b></p> <p><b>Croissy</b> – (subsidiary company of Westfield)</p> <p>Mr <b>Frank Lowy</b> is executive chairman and co-founder of the Westfield Group, a global shopping centre company.</p> <ul style="list-style-type: none"> <li>• Director of Daily Mail (newspaper) and General Trust Plc (UK)</li> <li>• Chairman of the Lowy Institute for International Policy</li> <li>• Chairman of the Football Federation of Australia Limited.</li> </ul> <p><b>Orange Grove Affair.</b> Westfield successfully applied to the Land and Environment Court to have the Orange Grove factory outlet shut down because its development approval was improperly made given the industrial</p>	<p>98,000</p> <p>75,000</p>	<p>Global shopping centre development co.</p> <p>The Westfield Group has interests in total assets of A\$52.5 billion, representing 128 shopping centres in four countries with over 10.6 million square metres of retail space, making it the largest Australian property group listed on the ASX and the world’s largest retail property group by equity market capitalisation.</p>

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(rather than retail) zoning.  Former NSW Planning and Infrastructure Minister Craig Knowles's chief of staff, <b>Sarah Taylor</b> , was a former Westfield executive. Took over top advisor job with Knowles after his former top bod Paul Levins quit to join Bilfinger Berger.		
<b>Winten Property Group</b>  <b>Ralph Bruce - Director</b> <ul style="list-style-type: none"> <li>• President of <b>Urban Development Institute of Australia</b></li> <li>• Formerly with Lands Department</li> <li>• Formerly with Landcom - NSW Government's property development arm - managing production through its active subdivision period.</li> </ul>		<b>Current and Proposed Projects</b> <ul style="list-style-type: none"> <li>• Fern Bay Seaside Village - major residential estate (900) lots in fragile coastal forest behind Stockton Bite in Port Stephens shire. Described as premier home sites in forest setting!</li> <li>• Windella Rise – Maitland - Hunter Valley rural residential – 50+ 5000 – 9000 sqm sites</li> <li>• Mirador Heights estates on South coast at Merimbula – also in high conservation value forest.</li> <li>• Haywards Bay (on western shores of Lake Illawarra) – Wollongong – major residential, commercial development</li> <li>• Sydney – Developments at Palm Beach, Pyrmont Peninsula and St Leonards.</li> </ul>
<b>TOTAL</b>		<b>\$6,881,500</b>

\* Donation Figures (taken from the Greens website [www.democracy4sale.org](http://www.democracy4sale.org) ). They represent the publicly declared donations but do not necessarily give the full extent of money donated due to donations often being channelled through other non listed company names, or through funding bodies set up by major parties. They do not include donations given to the Federal ALP or similar large amounts donated to the Liberal/National Party at State and Federal Level.

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# Influential Development Industry Lobby and Advisory Groups

## NSW Urban Taskforce

([www.urbantaskforce.com.au](http://www.urbantaskforce.com.au))

Formed in 1999 the Urban Taskforce describes itself as representing the top 70 developers in NSW in the area of strategic urban planning and development and development industry voice to NSW government. Former Premier **Neville Wran** is the Taskforce's patron

### Urban Taskforce Executive and Steering Committee members:

#### **Bob Rose – Chairman**

CEO of Rosecorp Pty Ltd

#### **Paul Levins – Deputy Chairman**

- General Manager Operations and Corporate Affairs - Bilfinger Berger Australia. Formerly at Boulderstone Hornibrook Pty Ltd until it was bought by BBA,
- Former adviser to former Planning Minister Craig Knowles

#### **Duncan Hardie –**

- Owner, director of Hardie Holdings (includes Hardie Industrial and Hunter Energy)
- Hardie Holdings and its various groups joint ventures or partnerships with Macquarie Bank, Walker Corporation, Hunter Land and Westpac
- Founding shareholder and executive director of Goodman Hardie, which in mid 1999, merged with Macquarie Industrial Trust to form Macquarie Goodman Industrial Trust - now Australia's largest industrial trust.
- Shares the same building in Newcastle with the Premiers Dept, the Minister for the Hunter and also NSW Treasurer, Minister for Infrastructure, and former Minister for Roads and Transport - Michael Costa, and (recently) the Department of Planning.

#### **Steven Papadopoulos**

- Executive Director - Property Investment Banking - Macquarie Bank Limited
- CEO of Urban Pacific Limited, Macquarie Bank Limited's wholly owned land development business.

#### **David Tanevski - (Secretary/Treasurer) and Founding Director**

- Managing Director - KWC Capital (Kingsway Capital) Partners  
A founding Director of the NSW Urban Taskforce.
- Director of Hardie Industrial
- On the Department of Infrastructure, Planning and Resources Industry Liaison Committee.
- Has worked very closely with past and present NSW Government Ministers and parliamentarians in the areas of Funding of Infrastructure Models, Housing Affordability and Choice, Planfirst, Local Government Reform, Section 94 Funding Models and PPPs.
- Headed Leppington landowners group in successful campaign to get proposed "green zones" deleted in the Metro Strategy

#### **Max Mawhinney –**

- Managing Director - Blue Ridge Property
- Former Executive Director of Valad Property Group.
- Was the founding shareholder and Managing Director of ICA Property Group, acquired by Valad in 2004.
- Max is on the board of the Property Industry Foundation – a property industry charity.
- Director of Hardie Industrial (Hardie Holdings)

#### **David Tierney**

Senior Development Manager - Multiplex Developments Australia Pty Ltd

- Former chief-of-staff to the Minister for Olympics
- Former adviser to former Federal Minister Graham Richardson (connected to Rivkin and Offset Printing)

#### **Sean Macken**

- Director of Hawker Britton, (PR company closely connected to the ALP)

- 
- Former chief of staff to Planning Minister Andrew Refshauge and planning and development adviser to Craig Knowles before then. ( 1995 to 2001)
  - Former councillor on City of Sydney council

#### **Geoff Cox**

- Managing Director and one of two principles of the Crighton Properties Group, a Company involved in extensive residential, commercial and retirement developments on foreshores and wetland areas of the Central Coast, Lake Macquarie, Port Stephens and Great Lakes.

#### **Allen Linz**

- Managing Director and founder of- Rebel Property Group
- Partnerships with Trafalgar/Harrington Properties

#### **Paul Lallich**

- Partner at Allens Arthur Robinson
- Their website says: "Paul has been heavily involved in litigation relating to the *Environmental Planning and Assessment Act*, *Local Government Act*, *Protection of the Environment Operations Act*, *Contaminated Land Management Act* and the *Threatened Species Conservation Act*. Has also conducted litigation in the Land and Environment Court, the Federal Court and the Court of Appeal regarding valuation and compensation upon compulsory acquisition of land.

#### **Matt Somers (on UT executive)**

- Director – Hardie Holdings
- Founding partner of Harper Somers Pty Ltd – a consultants that works closely with major property developers (to give them the results they want)
- One of HSO's major projects, the state significant Hunter Economic Zone (HEZ), won the 2004 NSW Urban Taskforce Award for 'Environmentally Sensitive Development'. presented to HEZ Chairman Mr Duncan Hardie by NSW Minister for Infrastructure, Planning and Natural Resources, the Hon. Craig Knowles
- Has held various executive & committee positions within Institution of Surveyors,
- Property Council of Australia, and
- Urban Development Institute of Australia

**Sue Robinson** was appointed Executive General Manager of the NSW Urban Taskforce in 2002 after working as a senior executive in local government in NSW.

#### **NSW Urban Taskforce's The "Property Person of the Year Award" Committee in 2004 comprised :**

- Bob Rose, Chairman of the NSW Urban Taskforce and CEO of Rosecorp
  - David Tanevski, Managing Director Kingsway Capital and Director of the NSW Urban Taskforce
  - Pat Sergi, Director Tesrol
  - Eric Roozendaal MLC (current NSW Minister for Roads)
  - Malcolm Turnbull MP.

During 2004, policy initiatives, lobbying and consultation by the NSW Urban Taskforce resulted in the following achievements - listed on their website:

- Expedited delivery and financing arrangements for Urban Land Releases for Sydney's North West and South West Sectors.
- Sound governance models to ensure good planning outcomes via Development Corporations in Urban release Areas and urban infill areas (Redfern-Waterloo).
- A Sydney Metropolitan Strategy Plan which will be underscored by a commercial 'reality' for future development.
- Planning Reforms in NSW which will cut red tape, and provide for simpler and clearer planning controls and regulatory frameworks.
- Changes to Developer Contributions to codify developer agreements and enable the application of an industry supported flat levy system. ;
- Closer involvement with the Department of Environment and Conservation to influence the new provisions for considering Biodiversity in planning through our dealings with the Threatened Species listings in the Lower Hunter Region.
- Deferral of Multi Unit BASIX to July 2005 and inclusion of water saving appliances in the Multi Unit BASIX tool.
- Driving force for the development and effective resourcing of Regional Planning Strategies and the establishment of Committees to provide valuable Stakeholder input to the Regional Planning Strategies for the Lower Hunter and Illawarra.

- Local Government Reform for Council amalgamation and the introduction of Local Government Guidelines for Public/Private partnerships
- Influencing the provisions in Draft SEPPs, REPs, LEPs and Regulations through detailed and incisive submissions.

Following gives a snapshot of some of the companies involved and the planning reforms to which they contributed.

#### **Contributed to Lower Hunter Regional Strategy:**

*The NSW Urban Taskforce wish to thank its members and others who contributed to this submission including: Allens Arthur Robinson; Architectus; Crighton Properties; Crownland Developments; Daracon Engineering P/L; Donaldson Coal Pty Ltd; Hardie Holdings Pty Ltd; Hunter Development Brokerage; Investec Bank (Australia) Limited; Jackson Teece; Johnson Property Group; KWC Capital Partners; Landsburys; Margaret Fisher & Associates; Medich Property Group; Monteath & Powys Pty Limited; Rebel Property Group; Rosecorp Pty Ltd; Stockland; Urbis JHD Pty Ltd; Walker Corporation Pty Ltd; Westpac Institutional Bank; Winten Property Group; Urban Pacific.*

#### **Contributed to LEP Template**

*The NSW Urban Taskforce wish to thank its members and others who contributed to this submission including: Planning Interface; Rosecorp; KWC Capital Partners; Allens Arthur Robinson; Bilfinger Berger Australia; Corrs Chambers Westgarth; Hawker Britton; Architectus; Rohan Dickson & Associates; Investa Residential; Jackson Teece; Meriton Apartments; Roberts Day NSW; Urbis JHD; Payce Consolidated; PTW Planning; Seapac Energy Services; Walker Corporation.*

#### **Contributed to Growth Centres (in Metro and Regional Strategies)**

*The NSW Urban Taskforce wish to thank its members who contributed to this submission including, Allens Arthur Robinson, Architectus, Australand, Civitas Partnership, Coles Myer, Corrs Chambers Westgarth, Crownland Development, Hawker Britton, KWC Capital Partners, Lend Lease, Macquarie Bank, McDonald Industries, Roberts Day, Stambe Enterprises, Stockland Corporation, Uniting Church in Australia, Urbis JHD, Valad Property, Westpac, Walker Corporation.*

#### **Contributed to biobanking**

*The NSW Urban Taskforce wish to thank its members who contributed to this submission including, Corrs Chambers Westgarth, Allens Arthur Robinson, KWC Capital Partners, Hardie Holdings Ltd, Australand, and Macquarie Bank.*

## **Property Council of Australia**

[www.propertyoz.com.au](http://www.propertyoz.com.au)

Membership ranges from every leading institutional investor, pension fund, property trust and financial organisation to private investors and developers. Asset managers, the professions and trade suppliers actively participate in the association.

Nearly 2000 companies are members of the Property Council, ranging from Australia's largest institutions to private investors. More than 40,000 individuals participate in Property Council activities each year. Its main service to members is to champion their interests in the political arena. The major areas of focus are:

- *Tax* - to eliminate stamp duties and all hidden levies and charges, reform land tax and more
- *Planning strategy, development and building controls* - to foster a new development system that delivers fewer delays and provides more certainty and consistency across the country;
- *Urban policy and economic growth* - cities strategies that translate into stronger demand for property investment products;
- *Environment* - a framework for sustainable development that recognises the role and interests of the property sector;

**Peter Verwer** - CEO from 1992 to date - headed the PCA push for planning overhauls across Australia from the early 1990s, and continues to be directly responsible for the Property Council's advocacy, public affairs and strategic planning. Current priorities are tax reform, urban development strategies and insurance reform.

Also a member of following public and private bodies :

- The Asia Pacific Advisory Committee for the Marche International des Professionnels de l'immobilier;
- The Executive Committee of the Business Coalition for Tax Reform;
- Chairman of the Development Assessment Forum;
- The Joint Building Standards Policy Board of Standards Australia;
- The Construction Forecasting Council;

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- The Tourism Forecasting Council;
  - The Affordable Housing Consortium;
  - The Housing Finance Taskforce;
  - The Australian Construction Industry Forum;
  - The Australian Green Building Council; and,
  - The Business Coalition for Greenhouse Strategy.

He has also recently established a major public-private sector information initiative, to be known as the Construction Forecasting Council.

National members of the Property Council of Australia include Stockland, Mirvac, Macquarie Bank, National Australia Bank, Westfield, Meriton, Australand, Investa Property Group (CPG), Centro, Multiplex, Telstra and Australia Post.

The **NSW Property Council** of Australia (Executive officer is **Ken Morrison**) has regional and planning committees made up of representatives from other peak development lobbying organisations such as the Urban Development Institute of Australia and the NSW Urban Taskforce, major property industry representatives, and representatives from local government and government departments.

Other members of these Committees include representatives from Multiplex, Mirvac, Thakral Holdings, McCloy Group (Hunter Regional Chapter), UDIA, Stockland, Lend Lease, Valad, Macquarie Bank, Leighton Holdings

It has regional "chapters" and recently expanded its role in the Hunter and in the Illawarra

## Urban Development Institute of Australia

[www.udia.com.au](http://www.udia.com.au)

Promotes urban development and represents especially greenfield site developers

Committee and senior executive staff include:

### Ralph Bruce - President NSW

- Director - Winten Estates (Winten Property Group)
- Formerly with Lands Department
- Formerly with Landcom - NSW Government's property development arm - managing production through its active subdivision period.

### Ross Blacanto - Vice President

(from Australand)

### David Poole - Executive Director

- Former Blacktown councillor (1995 - 2003)
- Former policy adviser to several Federal MPs.

The UDIA has established relatively recent regional chapters in the Hunter, South Coast, Central Coast, Northern Rivers and a Seniors Living Chapter.

## Development Assessment Forum

[www.daf.gov.au](http://www.daf.gov.au)

Set up in 1998 at a meeting between the development industry and Federal State and Territory Governments with the aim of achieving "harmonisation" between States through their planning reforms. It is coordinated through the Department of Transport and Regional Development. Its website says:

*Harmonising and improving Australia's development assessment system is a long term focus for both the development industry and government. Reduced compliance burdens and more flexible regulatory systems will improve business efficiency, stimulate growth and help business generate employment. Following a meeting of key stakeholders in 1998, the Development Assessment Forum (DAF) was formed to bring together the relevant parties to reach agreement on ways to streamline the processes used for development approval and cut red tape - without sacrificing the quality of the decision making. The Forum's membership includes the three spheres of government - the Commonwealth, State/Territory and Local Government; the development industry; and related professional associations.*

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**Peter Verwer** - CEO of the Property Council of Australia was its Chair from 2003 - 2005 (see above)

**Sue Holliday** - Chair in 2006

former Director General of the Department of Planning (formerly DUAP then DIPNR)  
Director City Strategy - DEWG People.

## 2003 NSW Government Planning Review Taskforces

(for info on planning recommendations and reform: [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au))

Formed to carry out external reviews of planning legislation and policies and recommend changes as put forward by the property industry. The changes have mostly been adopted by the NSW government. The Taskforces were largely made up of members of the property industry, with some local government GMs/planning directors and planning department senior staff. The members included:

### **Neil Bird - (Chair of Local Development Taskforce)**

- Long term development industry experience including senior executive positions in companies such as the Delfin Property Group and Pioneer Housing Group.
- past national President of the Urban Development Institute of Australia
- former NSW Chairman of the Indicative Planning Council for the Housing Industry.
- Central Sydney Planning Committee (Member)
- Honeysuckle Development Corporation (Director)
- Bringelly South West Group Pty Limited (Chairman) - the landowners' Group that defeated Metro Strategy Green zones

### **Elizabeth Crouch –**

#### **Housing Industry Association**

- Housing Industry Association Senior executive director - Industry Policy dealing with
- "The compliance burden and proliferation of red tape faced by HIA members; the decline in housing affordability (property industry term for rezonings) linked to the under-investment by governments in infrastructure and the growing tax burden faced by the industry generally
- Previously senior executive director of building and planning services

### **Robert Barnaby**

#### **Masterton Homes**

- Developing residential estates in growth areas at Nelsons Ridge (Prospect) and Bridgewater Estate House and land packages on south coast (some joint with Stockland), Central Coast and Sydney.

### **Lindsay Taylor**

- Phillips Fox Lawyers -
- On the Property Council of Australia NSW Division Council
- Jointly wrote the *Planning a New Way Forward* (Property Council's blueprint for planning and development deregulation that is now almost entirely implemented by the NSW Government).

### **Andrew Cappie Wood**

- At the time of the Taskforce was Director General of the Department of Housing
- Formerly General Manager in the NSW Property Services Group covering major urban redevelopment projects.
- Is now DG of education Dept.

### **Ken Morrison –**

Property Council of Australia - NSW executive director

### **Brendan Crotty –**

Australand CEO

### **Laurie Rose –**

WP Brown and Partners

- Sandon Point, Sanctuary Point and other major greenfield beachfront waterfront subdivisions and developments

Also on Urban Development Institute of Australia board.

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**Mick Owens**

leads the Urban Development division, Landcom's Greenfield development arm. ...

**Robert Lynch –**

CEO of Mirvac Housing – NSW

## Infrastructure Partnerships Australia

[www.infrastructure.org.au](http://www.infrastructure.org.au)

Launched by Premier Morris Iemma on December 8 2005 in front of 140 CEOs of private and public sector, IPA is a new industry association formed to bring together the public and private sectors to promote partnerships (PPPs) - private development of public infrastructure and services (paid for by the State). Its founding members and advisory board comprise some of the biggest corporate, finance, construction and infrastructure industries (increasingly merging and swallowing each other up!) and Government departments and corporations such as the NSW Department of Commerce (Minister is now John Della Bosca).

Mr Gary Sturgess, Executive Director of the Serco Institute and the person who wrote the Red Tape report back in the 1990s for the Kennett Government gives keynote address in 2006 March. Serco has been behind the growth to around 700 PPPs in UK and across the world.

Advocates infrastructure, across the sectors of transport, utilities, defence, property and social projects (eg. housing, health, education and justice). Is an independent division of TTF Australia Ltd (Tourism & Transport Forum)

**Mark Birrell. - Chair**

- formerly Minister for Major Projects in the Kennett Government and Leader in the Victorian Legislative Council.
- currently the leader of Minter Ellison's national infrastructure group and
- is a Director of Australia Post.

**IPA Advisory Board is:**

- **Christopher Brown (Deputy Chairman) - Managing Director and CEO, TTF Australia** - the driving force behind IPA. Christopher Brown is its managing director. TTF comprises the CEOs of 200 major companies involved in the tourism, transport, infrastructure and leisure sector. It provides influence over the political, investment and media environment (says in website) . Was formerly political adviser to members of parliament (doesn't say who but likely the ALP as also worked for the Democrats in the US. Also a member of the Lord Mayors Development Advisory Committee, Commonwealth Tourism Forecasting Council and Tourism Export Roundtable. Also past Director of the Premier's Greater West Sports Foundation and regional representative for the World Travel and Tourism Council.
- **Councillor David Borger - Lord Mayor, Parramatta City Council**
- **Mr Michael Carapiet - Joint Head, Corporate Finance, Macquarie Bank**
- **Mr Henry Ergas - Vice President and Asia Pacific Regional Head, CRA International** - a US based global company, established in 2000 in Australia and the region. It assists regional and global corporate and government clients applying microeconomic analysis to a load of different industries. (Privatisation and PPPs with governments, mergers, takeovers etc)
- **Professor Ian R. Harper - Sidney Myer Chair & Executive Director, Melbourne Business School**
- **Mr Peter Hofbauer - Head of Global Infrastructure, Babcock & Brown**
- **Ms Anne Howe - Chief Executive Officer, SA Water Corporation**
- **Mr Paul Levins - General Manager, Operations & Corporate Affairs, Bilfinger Berger Australia** (also on NSW Urban Taskforce committees and former adviser to Planning Minister Craig Knowles)
- **Mr Greg Martin - Chief Executive Officer, Sydney Ports Corporation**



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- Mr Tony Poulter - Partner - Project Finance & Investment, PricewaterhouseCoopers - has a long track record of promoting privatisation and now the more favoured public private partnerships to control public assets for profit globally and now in Australia.
  - **Mr Robert Salteri - Executive Director & CEO, Tenix Defence**
  - **Mr John Tabart - Chief Executive Officer, VicUrban**
  - **Mr Garry Weaven - Executive Chairperson, Industry Fund Services** - Former ACTU officer under Bill Kelty, (late 1980s to early 1990s) where he helped to successfully established compulsory superannuation.
  - **Mr Bill Wild - Chief Operating Officer, Leighton Holdings**
  - **Mr Kim Edwards - Managing Director, Transurban**
  - **Councillor Campbell Newman - Lord Mayor, Brisbane City Council**

**Foundation IPA members as at September 2005 included:**

Bankstown Airport Limited; Bilfinger Berger Australia; Blake Dawson Waldron; Bovis Lend Lease; Canberra International Airport; City of Sydney; Colonial First Estate Infrastructure; Commonwealth Bank; Connex Group Australia; Downer EDI Limited; Enhance Group; Ernst & Young Australia; Gilbert & Tobin; Hawker Britton; Indigo Shire Council; Multiplex Australia; National Roads and Motorists Association; NSW Department of Commerce; NSW Roads and Traffic Authority; Port of Melbourne Corporation; PricewaterhouseCoopers; Queensland Airports Limited; Queensland Rail; RREEF Infrastructure; Sealink Group; Sinclair Knight Merz; Sydney Harbour Foreshore Authority; Sydney Ports Corporation; Sydney Airport Corporation Limited; Transurban Limited; URS Australia; VicRoads and VicUrban.