

**Notes of Planning Review Meeting with
Cement Concrete and Aggregates Association**
Bridge Conference Room, 23-33 Bridge Street Sydney
Friday, 26th August 2011

Attended by:

Cement Concrete and Aggregates Association

John Turton, State Director NSW
John Gardiner, Regional Manager, Rocla
John Hann, General Manager, Holcim,
Aggregates Planning and
Development
Kerry Chikarovski, Chikarovski and
Associates Pty Ltd
Rod Wallace, Project Manager, Planning and
Development, Boral

Planning System Review

Tim Moore, Co-Chair
Ron Dyer, Co-Chair
Lia Saunders, Planning Review Manager
Rosemary Bullmore, Department of Planning
and Infrastructure (Notes)

Tim Moore & Ron Dyer (Planning System Review)

- Brief overview of process
 - NSW-wide consultation to meet with key groups and community members, please see the website for details of dates and locations
 - The web site will publish notes of all meetings to ensure maximum transparency in the process of the review
 - All written material must be provided by 4 November 2011, all written material submitted to the Review Panel will be published on the website
- The only outcome instruction that has been given to the Panel is that the Minister requires our outcomes to maximise the use of information technology capabilities
- General timelines
 - A listening and scoping of key principles and objectives for system will be undertaken from now until mid-November 2011
 - A discussion paper outlining identified issues & tensions within the system will be put on exhibition in the first week of December 2011 for public comment until 17 February 2012
 - A green paper will be submitted to the Minister for Planning and Infrastructure before the end of April 2012.

Overview of discussion points:

- Concerned that councils will be responsible for determining major development applications once Part 3A is replaced. PAC might be one alternative.
- Need for development to be assessed in the right process
- Heavy materials are critical to development in NSW. Cement, concrete and aggregates are an industry that is needed but not wanted. Quarries have a regional focus but have impacts that are felt locally. They supply a high volume but low cost per unit product. Generally the product cannot be transported more than 100 or 200 kms and still remain financially viable
- Critical issue is transport corridors
- Local planning must be integrated with regional planning
- Merit assessment requires rigour in the assessment process
- Need for transparency in process & clarity of determination
- Need for streamlined approval process
- Certainty of access to raw materials is crucial within the planning system
- Community consultation can add value to the process
- Need for underpinning support from the planning system

- Need to address the strategic resources of the State
- A monetary threshold to determine certain development is not a good indicator for cement, concrete and aggregates as it is a low value industry
- Role of councils – need appropriate competency & experience levels to assess complex, multi- issue applications. Some councils do a very poor job of assessing such proposals.
- Previously Councils had the skills base to deal with major project applications, however, with the introduction of Part 3A and the fact that Councils were no longer assessing these applications, Councils have lost this skills base and are no longer adequately equipped to assess these types of applications
- Councils by their nature conduct local level assessments – regional benefits must be taken into account as well as local impacts
- Development applications for proposed quarries are often being determined by the Land and Environment Court where a council has refused an application because it is possibly politically contentious or council wants to avoid the situation
- Planning Assessment Commission is a good example of merit-based assessment
- Joint Regional Planning Panels are better equipped to bring the right level of expertise into the process
- Terms of consent are generally limited to 20 or 25 years but the industry needs 50 – 70 years to justify the upfront level of investment necessary. Hinders long term investment in projects
- If a proposed project is identified in a strategic plan and may be carried out in accordance with that strategic plan, then there should be a set mechanism to have the merits assessed for the project
- Need for a regional focus and adequacy of information about where resources are located
- Need for consideration of transport corridors and constraints for the viability of local of resources
- Queensland has a good system for identifying arterial roads and available resources