

BITTER AND TWISTED: A COMMUNITY RESPONSE TO THE NSW GOVERNMENT WHITE PAPER, 'A NEW PLANNING SYSTEM FOR NSW'

Carol O'Donnell, St James Court, Glebe, Sydney 2037 www.Carolodonnell.com.au

White Paper 'A New Planning System for NSW' Overview: Crippled Inside.

The White Paper shows little or no idea of the key requirements of quality service management and risk management. Thus the planning aims will not be attained.

However, the White Paper is the clearest report on the NSW planning system I've seen. For the uninitiated, it is great to see a glossary at last, after so many years of multiple meaningless planning related acronyms and incomprehensible legislation. Although one supports the general White Paper aims and direction, one also doubts expected planning implementation will succeed in much other than multiplying professional costs, with little or no improvement in construction accountabilities, outcomes and related key drivers.

The glossary in the White Paper states '*strategic planning*' '*tells the story about a place, (sic.) including where it has come from, what it is like now, the vision for an area and what will need to change over time to achieve that vision. It provides structure to this story by identifying the long term goals and objectives and then determining the best approach to achieve the goals and objectives*'. Frustration may easily arise, however, because most of the White Paper deals not with *places*, but with *building* proposals put forward by *organizations or individuals, perhaps in their strategic plans or as ideally related projects*, normally starting with construction in a particular place, or depending upon it. It is therefore misleading to state strategic planning is about a place because this ignores all the often invisible place drivers that have secretly been in control for years. Is that the way they all like it? I guess so. However, it makes any better planning hard.

To remedy this, planners should first reveal key actors, such as *builder designers and their mates*. The role of communications in obtaining stable land, building and fund management is also addressed later in regard to implementing the Prime Minister and Cabinet (PM&C) White Paper 'Australia in the Asian Century' and related UN direction. This submission thus also raises strategic planning, project and quality management issues, in the light of the attached submissions also sent to the current Department of Foreign Affairs and Trade inquiry 'Australia in the Asian Century Country Strategies'.

Regional Growth Plans and *Subregional Delivery Plans* are later questioned in this state context where there appears no real attempt in the White Paper to square either type of plan with national direction, life in construction and building maintenance, or sustainable development principles. This is inadequate. It is superficial overview of the striving life. Go and closely question key producers about better procedures, and tell us the answers. More rationally opened communications are addressed in many related contexts later. Put men like John Walker of IMF Australia on TV so we learn about the lying financial crap rather than seeing it endlessly repeated at increasingly superficial, stupid levels.

Do not give us even more ignorant, changing, voting, secret meeting circles. Quality management is ideally beyond them. Open up consultations more broadly to attract arguments based on better evidence so as to develop better and to teach and learn more. The White Paper calls planning an industry. It is a general occupation, as discussed later.

To introduce quality service, risk and fund management look at related United Nations (UN) Australian health direction discussed later. It has not been easy against US driving. We would have had a freeway straight through Glebe in the 1970s if those of us in the Green Bans movement had not fought it. I lived in a collective house straight in its path.

One has often admired how Lord Mayor Clover Moore has dealt with City of Sydney grassroots affairs. One also approves of the way Australian government commonly deals through inquiries, to which anybody may respond, and which are also reported on in the press, before a report is freely available. This is the way everybody with a will to plan may learn most about financial and related industrial matters, as well as about many other vital concerns in regional environments, as long as at least some key market players are prepared to respond in a similarly open fashion. Will top players in key markets do it?

One cannot undertake strategic planning effectively without understanding the principles of quality management and related risk and data issues, which are therefore discussed again later. In general, one could only agree with Lord Mayor Clover Moore when she emailed constituents about the White Paper - *'the changes will restrict the community's involvement in plans for their area to the beginning of the process, rather than allowing people to have a say on individual developments..... While consultation at the strategic phase is essential, strategic plans don't deal with the detail of building design. People need to have a say as implementation often leads to unforeseen impacts'*. As discussed later, one wonders why she introduced a bad Strata Legislation Amendment Bill (2011).

To plan and implement better, consider key health service management principles for humans at home or at work and extend them to broader places and construction

It appears White Paper planners have little idea of the key requirements of quality management of services and risk management, as introduced, for example, in state, Commonwealth and related health care provision in the 1980s. See the approach, for example, in the Commonwealth publication 'Better Health Outcomes for Australians: National Goals, Targets and Strategies for Better Health Outcomes into the Next Century (1994) which I naturally used with health care students. Related data principles were expressed in state occupational health and safety and workers compensation acts on one hand and in Medicare and related private health insurance data practice on the other. The National Health and Hospitals Research Council (NHHRC) also called for development of a person-controlled electronic personal health record as a related necessary step in any national, more openly evidence-based service delivery in future. The NHHRC also stated it supports 'national registration to benefit the delivery of health care across Australia'.

One wonders how the White Paper thinks evidence based practice is ideally designed.

Openly related, good data driven management are at the heart of quality management and risk management. Thus outcomes of services and projects (including in construction or maintenance), may be identified to improve quality and adaptability to the requirements of the particular case, the plan and the surrounding environment, in ways which will also reduce risk and cost. Beauty is in the eye of the beholder and many appear to love it ***cheap, simple, reliable and green***. It often also seems this can only be brought in many broadly stable business and risk environments of the kind key producers in construction must support for a start. In general, the more action is clear and open, the better, so we can learn and believe. Let's see and learn more on planning in papers, websites, etc.

As people keep arriving and settling, it is understandable 'A New Planning System for NSW' is mainly about building. Ideally, however, planning also starts with parks and outreach projects to protect and enhance native vegetation and endangered species for future generations. Otherwise vulnerable species will quickly be killed by the population growth drivers, along with any heritage protection that does not suit the key professional thrusts. China recognized the need to curb population growth to provide more food and better jobs and housing. Quality of life also depends on the natural environments, life and beauty, ideally starting with parks. As the Lord Mayor's consultation on Harold Park development showed, local residents in Glebe want more parks most. The City of Sydney affordable housing project at Elgar St. or any other could be a planning model.

Ideally the national disability insurance system should also be designed to reflect more shared lands and related person and place based needs, interests and actions. The planning ideal is to improve availability and equity of good treatments at lower cost in regions seen as part of a local and UN driven whole. In the NSW context, for example, where brokers were banned in workers compensation insurance for inequitably driving up business costs and instability, it superficially seems wrong to see so many comparatively unaccountable brokers and insurers adding to all costs of operation in land and building. For example, if one falls over a scaffold late at night and breaks a leg it is impossible to know whether it was because one was old, drunk, had bad shoes, the paths were uneven or the scaffolding was an unreasonable danger. Ideally, the duty of care should not be adversarial business, because of the bad results from all related lawyer driven secrecy.

The way to fix a duty of care is to make it open to honest account not fear and revenge. This UN direction on human rights, turned into Australian anti-discrimination legislation. Think globally, act locally openly. Do regional growth and sub-regional delivery plans contained in the White Paper relate in ways which also provide support for those most vulnerable, e.g. the young, the old and the disabled, especially in rural areas? No idea.

The UN Advisors Group on Inclusive Financial Sectors pamphlet entitled, 'Key Messages for Governments, Regulators, Development Partners and the Private Sector', states governments and the private sector are ideally first directed to the needs of the poor. Globally the latter often live in rural environments increasingly denuded of natural resources with the exception of the old and women with many children. Ideally, regional jobs and planning may start with parks, water, food, homes, waste, communications and

transport, rather than mining, for example. The Sydney Uni. Strategic Plan is addressed in local and global project management, research and education contexts attached.

In the White Paper, in the nationally related strategic planning context, one also wonders why infrastructure is not seen as driving building growth, but sidelined in Chapter 7. Ideally, Commonwealth or state area plans are broadly based on Australian population growth, and related attitudes and aspirations. These are in turn ideally reflected in some area planning justification, in terms related to the effective balancing of growth with sustainable development. This is not clearly tackled in the White Paper. Infrastructure, (e.g. roads, buses and trains), determines where people live in practice and ideally. They go where they can afford to buy or rent a suitable dwelling. Their desire to have work close by the home, school, etc. should not be underestimated, especially if travelling and parking are expensive and difficult. This realization is reflected in City of Sydney social mix housing policies, which is not to say everybody should be obliged to have one. The logical planning assumption here is there is no obligation to share one's land or home, but it may be nicer for all if one does. (For example, I own space and want to be alone.)

In any planned regional approach surely food provision also appears as essential service. One assumes interests of key retail providers depend on effectively and openly balancing the regional interests of investors, customers, suppliers, and workers. Bush Heritage and Dick Smith should suggest direction openly with many others. In electronics and other retail and as a conservationist, Smith appears as concerned about limiting population growth as Chinese leaders and any women ever seriously given this key choice, through effective contraception, work and education. Markets and unfettered reproduction drive many competitive races to the bottom. Failing quality management the White Paper fails. This often hurts those living in those environments which are already poorest most.

The symposium 'Resilience: Can our Environment keep bouncing back?' organized by the Faculty of Agriculture, Food and Natural Resources at Sydney Uni., discussed a view that decision makers ideally need to be explicit in their assumptions and start planning with regional maps in which significant public and private assets are identified and simply graded in terms of their high or low significance and related threats, prior to making recommendations for action to improve their nature and resilience. The resilience of an environment is ideally judged in the context of prior directions to achieve the broader ideal aims for that environment. One assumes these are ideally related to public, private and non-profit partnerships to achieve related environmental, social and economic goals.

Planning cannot tell the story of a place if neglecting its key past and present actors: Define and show us first the builder designer and his key community relationships

In regional industry and electoral contexts, where many clearly ought to value clearer, broader, more open and honest communication about common and possibly inclusive directions, it is a pity the concept of the *builder designer* appears only mentioned once, - in the White Paper pamphlet 'Frequently Asked Questions'. This faced the key question '*How will you improve oversight of professionals who design new buildings*':

In the future, only building designers will have to sign off the design of certain high-risk and complex buildings such as townhouses, large retail shops and factories.

Designers of fire protection systems and other specialist building components will also need to sign-off on components for the first time.

Film them. Having seen the draft legislation one is confident the White Paper pamphlet 'Frequently Asked Questions' is clearer and more likely to be read and followed more easily than new law, by any wanting to implement 'A New Planning System for NSW'. The glossary in the White Paper is also good. However, I am not aware the concept of **builder designer** ever appears again in the White Paper, although their behaviour is supposed to be the heart of management. (That's construction – always keeping mum.)

Thus one wonders again how the White Paper sees 'evidence based practice' and also how the planner's desire for it ideally relates in the planning mind to data driven management and to any related categories which may ideally be part of the scientific and related premium setting approach to risk management in housing or anywhere else. As I used to say to Warwick from the AMWU when we were asked to set up a WorkCover risk management unit - You and I are just a couple of tots. Lead from below in writing. At least it will show them we can change it later. (They hold numbers in their heads?)

The White Paper is vague about many key relationships between planning and implementation. They must be known so planning obtains related goals and work

One assumes quality service provision, in health care provision on one hand, or in building construction on the other, depends upon having a historical, holistic picture of a person, a building or a site and its related geography and culture. This also depends on making effective links between providers to a specific person or scene, earlier or not. In this context, general UN and related national directions, such as those provided by the Australian and New Zealand Standard Industrial Classification (ANZSIC) are crucial. Apparently rational classification and its questioning is the centre of human advance. The legal structure has not progressed to the historical stage of the common dictionary.

The principles of quality management are designed to reduce many risks cost-effectively. A sick person is a bit like a building site, in the sense that a multitude of services may be performed upon the person or the site by a multitude of service providers who may have little idea about the history and surrounding environment of the object of their attentions. These service providers are often confined narrowly, by their own rule book or related expertise. One denies any specific or broader history at peril as the shared life is not reducible to a particular price, law or book, as the historically dominating culture wills it.

Planning and implementation need to be effectively understood and linked in order to implement planning, as any woman following Eve also knows. It is the modern woman's traditional assumption about marriage which modern men nearly always pretend to share. The need to deny this knowledge, to succeed in business or the professions, is galling to

any more broadly inclusive morality beyond the feudal family rein. However, unless any particular family is atypically wealthy or closely involved in politics, which is control over distribution, unfettered reproduction is a race to the bottom. Planning requires that those supporting earlier tribal states ideally give individuals more choice over whether or not any male inseminating any female past puberty should naturally also lead to birth. Our universal history of multiple deaths at birth should not give way to poverty problems.

One hopes many Catholics in particular are following one's drift, in the steps of international and Australian governments and even recent Popes. One wonders, however, if planners take this view of risk management and doubts it. It is necessary to understand and resolve related issues to implement planning well. Ignoring this means, instead of desired outcomes, we get more of past activity, another financial crisis and its aftermath.

Like lawyers, state planners appear to have no idea of who the actors are, other than in vague terms which suit their rule driven interests, so they are not fit for democratic rule. The statutory authority management structure, or a related open contracting model designed to gain stated social and environmental goals, may be best for managing regional community, industry or related funds, shared or not. For example, see the comparatively open ideal of the NSW WorkCover management model for contracts, trusts or related investments. One assumes Fred Hilmer, who wrote National Competition Policy (1993), knows more about this. He ran Fairfax press and is currently Vice Chancellor at the University of NSW. (I am only fit to stay home with the couch.)

For quality management and related planning implementation purposes, a building plan is driven by the initiator's desire for a project in a place and so strategic planning is best thought of as undertaken by one or more openly related and contracting organizations. Step away from this, as is often done by those seeking to avoid the comparatively unpleasant realities of over-crowded markets, for example in US finance or health care provision or international construction, and the concept of quality management is suitably blurred until the next Inquiry into Insolvency in the Construction Industry, or an even bolder report by a lawyer operating on the public purse, comes along. The related need for more openly informed, data driven and stable management is addressed again later.

Recognition of the need to correct a wide range of damages secretly wrought through overcrowded insurance markets also driven by lawyers and courts came federally in Australia in the 1970s, followed by most states in the 1980s. The White Paper takes a narrow view from the electoral air of regional planning, when the latter really depends for effective operation on coming to effective terms with a multiplicity of state institutional and related construction and building management, financial services and related standards and certification drivers. When push comes to shove some can always smash the lights, so try to do everything in the open, as democracy makes other choices foolish.

The White Paper appears also driven first by housing concern, as if people do not go, conveniently or not, where they are pushed, largely because of family, prices and available jobs. This comparative blindness to the nature and effects of many of the traditionally combined market, government and related work forces, (also expressed in

the loose term 'infrastructure'), means the White Paper cannot effectively address the operations of building construction and management, including maintenance. Here an increasing number of service providers may also pass on costs towards the next financial crisis without learning anything much about how the future may be better faced by all.

What is IT for, other than to openly link costs to manage them better for all involved? Planning is likely to fail unless one can reveal and deal with the key invisible men. Good luck. The industry operates like the mafia from top to bottom, in multiple and increasing, legal, commercial in confidence operations which may appear bizarre to the uninitiated. From this consumer perspective, for example, I was shocked when Clover Moore put the Strata Legislation Amendment Bill (2011) to the NSW parliament on 11.11.11. In cutting off to deny the past, key principles appeared the antithesis of quality management. However, it was what one might expect from lawyers as usual. This is discussed later.

One assumes it good for people to speak to each other more honestly and clearly. News, Business Sunday on TV, quality press and key reports start helpful conversations for people who want to be planners. The White Paper does not define a planner and most legislation does not define anything in a way which makes sense from the perspective of the common dictionary. Whenever one sees a 'planning' reference one therefore wonders who might get any role besides a lawyer. Their thinking is part of the problem. The need to develop open, entertaining and educational film and related communications to support green skill development and other employment is addressed later, in regional planning and production contexts which ideally are also standard and certification related. Without this open cultural protection, the idea of excellence is often reduced to spurious numbers, devised by increasing numbers of professional groups, working behind screens.

With regard mainly to Europe - Weber, Foucault and others discussed the drawbacks for more truly democratic development of professional and related state groups. The world recently saw that almost none of these 'experts' predicted the last global financial crisis. The Commonwealth government appears again to be setting its watch by ratings agencies like Standard and Poor's, although local governments took the latter to court and won, for the polite equivalent of being duplicitous fraudsters, dealing on both sides of the desk to make money from passing on increasing insurance risk, graded as AAA assets, rather than a huge liability for any purchaser. The play, novel, history, biography, radio, song and film have repeatedly showed ordinary people the many limitations of some restricted, controlling, professional discourses defining our reality, so we may find mental health.

In this Asian Century and related regional Australian context of industry planning and management education, skill and risk management development, one notes the article 'Box Office Returns' in the Business Review Weekly (April 18-24, 2013, p. 43) which points out few Australian films return private investors' capital, let alone deliver a profit. This is put down to the structure of the industry and the small market for local film. The same could probably be said for much greener manufacturing or services, discussed later. In the Australian film industry, investors are said to rank among the last to share in a film's box office and sales revenue, behind sales agents, distributors and exhibitors.

The film funding proposal attached is designed to reduce this problem by harnessing independent film production in many broader, greener, industry and community development funding and related communication approaches. The aim is to provide jobs while learning from the past to adapt its strengths and weaknesses better and cheaper.

The film industry planning proposal concerns the book 'Black Harvest: Warfare, film-making and living dangerously in the Highlands of Papua New Guinea' by Bob Connolly. It should be filmed as it is clear, blackly funny and would promote cross cultural understanding of the distinctions between planning and reality, which is another form of theory and practice. The humour of 'Black Harvest', comes from a growing acknowledgement of a logical kinship with the 'savages' in a region - as distinct from with one's business partners, perhaps. Connolly notes the plot of 'Black Harvest' was once meant to be 'two men of different outlooks joined forces to develop a plantation and win riches, only to be brought low by the vagaries of international commodity prices and the implacable pull of tribalism' (p. 243). It is 'The Bonfire of Empire Vanities' in PNG and better than 'Liar's Poker' as an entertaining example of forgetting yourself in work.

A related regional project discussion is attached on the Sydney University report 'Food Security in Asia: A Report for Policy Makers', produced by the Centre for International Security Studies (CISS). Baker points out rural people often suffer (1) land tenure insecurity; (2) lack of access to markets and thus no incentives for production and (3) lack of technical capacity. The remedial emphasis Baker makes is on increasing local productivity, as distinct from increasing global production. 'Making Black Harvest' is a related guide to cultural and professional humility in many areas of work where good project management is required. For example, the University of Sydney Senate adoption on 22.2.13 of a policy entitled 'Supervision of Higher Degree by Research Students Policy 2013' may be ideally considered more broadly and openly in many related international and regional or local communication contexts, e.g. in UN directions discussed for eco-development or implementation of any related strategic plans. Websites, pictures, speech and writing for quality management are also addressed below.

How do planners conceptualise the ideal type and management of data for 'whole of government' planning and for any related 'one stop shops', to facilitate planning and related operations for a specific area and particular site proposal?

The Executive Summary of the White Paper seeks:

Whole of government requirements in strategic plans to improve planning outcomes and reduce the number of development applications that require multi-agency concurrence, referrals and other planning related approvals

Establishing a 'one stop shop' for all remaining concurrences and approvals as a single point of contact for businesses and councils and to provide a consistent approach across government.

How are, 'whole of government' requirements, ideally ascertained and administered?

One is often not clear **whose** strategic plans the White Paper is discussing in any arena.

Who should expect what from a 'one stop shop'? For example, is key operator or related licensing or certification ideally part of this? Clover Moore is proud of educational work with the community in Harold Park development. Seek broadly extended area models. This also seemed the ideally extended open logic of discussions on parks development. We need to conceptualise ourselves in context, in more informed ways, to live better.

Concurrences are apparently agreements which must be gained from state agencies before the decision maker can determine a development application. However, these are ideally also anchored clearly to a region, specific site and building, in the same way all relevant medical data is ideally anchored clearly to a single person, in a person-controlled electronic personal health record, as is currently being developed. This principle matter of needing to understand the nature of the whole site, and also the work undertaken upon it, was also recognised in designing effective insurance, injury prevention, rehabilitation, employment and all related standards and WorkCover data collections in the late 1980s. Good local direction may become more lost the further it drifts from production front lines. This is the Wall Street versus Main Street dilemma, where many lose to a tiny few.

The White Paper discussion of 'Delivery Culture' shows no recognition of the key requirements of quality management in service industries such as construction, and in related areas of industry and risk management. The Paper seems to see no related management need to consider any ideal scheme design in the light of the Australian state planning history of work, health, disability and related insurance, taxation and pension structures, also using categories of the Australian and New Zealand Standard Industrial Classification (ANZSIC). The construction industry is one of the most dangerous in the state and also has among the highest rates of business failure. Data gathering and related risk management expectations of state occupational health and safety acts and workers' compensation insurance premium setting sought to reduce these problems. If quality management principles are swept aside, planning looks more like the same old markets, unable to make any effective transitions to the greener jobs and futures that are needed.

In planning, one requires a community, industry and facility approach to managing risk. Planners must grasp the risk management approach, as in health service provision. The alternative is to be driven by unstable markets which reverse any planning culture in order to follow and thus exacerbate the effects of the traditional market cycles, while hoping to get out before the next crisis, after shifting costs to others. The national disability insurance system requires a related place and person based view. One assumes a person should not be addressed in multiple diagnoses or secret disability categories, but in more openly holistic and healthier relationships to more productive or entertaining habits in related environments. This is crucial for jobs and redesign of car and other manufacturing, construction, etc. Jack Nasser, the Green Car Innovation Fund, its disappearance and reworking are addressed later in regional contexts.

Planners must understand the drivers upon related places to shape data collections

Understanding construction and its driving market behaviour is vital. Do planners? One guesses they prefer the company of architects and lawyers than those closer to the rocky ground. In the White Paper final chapter, 'Building Regulation and Certification', right at the end (p.202), under the heading 'Data collection', the White Paper states:

Information on the building regulation and certification system is not collected in any systematic manner in NSW.

As a member of the strata management executive at St James Court, who struggled in WorkCover for a decade to prize information from men's heads, I would never doubt it.

Many collegiate or other service providers, doing what comes naturally from dad or following the lawyer's advice, seek to maintain all increasingly specialised and repeated businesses in secret, covering all tracks, as distinct from openly grasping any chance to show their versatile, clever nature in situ or on TV, like doctors. I guess the above White Paper final words on p. 202 are a related indication of the planning professionals' best efforts to learn more in the environment. We know the feeling. However, from the quality service and management perspective; - the person, a completed building and environment they live in, the earlier building site, its surroundings and earlier planning – are ideally conceptualised geographically, historically and holistically in situ for the purposes of effective service provision, as distinct from professional career advance.

Planning is an occupation, not an industry. Openly ask engineers and many others to help. Planning ideally appeals openly to all in any relevant environment in which key strategic plans ideally coordinate the direction of operations for broadly shared social ends on common lands. This is discussed internationally, nationally, in NSW and in related Sydney Uni. and City of Sydney strategic planning contexts. Since the 1st National Biotechnology Conference one has also questioned patent utility far more. Tackle the ALRC/NHMRC Report 'Essentially Yours: The Protection of Human Genetic Information in Australia' in broadly open partnerships consistent with the public interest.

The Australian Bureau of Statistics and the Productivity Commission understand the quality management and research expectations leading to adoption of UN and ANZSIC industry definitions. Do planners? One notes the references to 'the planning industry' in the White Paper and wonders if the writers think there is a legal industry as well. The difference between an industry and a profession, whether or not the latter exercises some legislated monopoly controls, is confused to the great detriment of quality management.

This is important because professionals often live with many related peers in 'you scratch my back and I'll scratch yours' certificating cultures which often appear increasingly expensive for consumers and taxpayers, without improving outcomes. This is not a learning culture. It is a certificating or avoiding culture in closed shops. More clearly filmed and written communication, education, research and innovation would improve many outcomes. This service direction is also logical for Australian international operations, with China and other nations, assisted by SBS, ABC TV, etc. Good journalism, translation and related communications are fundamental for more democratic

and productive development, not just growth, addressed later and attached. Why not offer to help implement the National Human Rights Action Plan of China which is clear and begins with UN direction in the guarantee of economic, social and cultural rights?

What is envisaged as necessary for E-planning and related industry management?

The feudal and professional instinct, led by lawyers, and supported by academics, is to split up any presenting matter, human or not, into many more narrowly and secretly specialised operational silos. This avoids better informed practice and accountability to make producers money. The White Paper glossary is far better than any of the nonsensical ‘interpretations’ in legislation, wasting time, making everything incomprehensible and only serving lawyers and courts. However, *e-Planning* is described vaguely for development practice, as:

The use of electronic processes in delivering planning and development services, such as the online lodgement and processing of development applications, and the provision of web based information such as maps, regulations and state and local policies. E-Planning also provides an avenue for stakeholders to more effectively engage with planning.

One wonders what is necessary for e-Planning implementation (or other planning and implementation of a particular project) such that clear, consistently reliable knowledge is gained of its planning history and the related work operations undertaken to complete a building which is in turn ideally managed and maintained on a continuing informed basis.

In its planning focus on area and its comparative divorce from the project proposing or undertaking builder, the White Paper follows the Strata and Community Title Law Reform Discussion Paper, ‘Making NSW No. 1 Again: Shaping Future Communities’ (2012). The latter paper outlined the supposedly competing interests of stakeholders involved in any owners’ corporation in a diagram (p. 5) which ignored the interests of tradesmen and others involved by the strata manager in maintenance, management, licensing and certification of housing or related matters. From the perspective of any interested resident held comparative hostage by service providers under strata, this Law Reform Discussion diagram showed risible understanding of how an owners’ corporation is managed, well or not. It stated ‘the main focus of government in deciding to intervene and set laws should be on protecting consumers and preventing harm’ (p. 4). However, professional and bureaucratic silos may seek to multiply in resisting the light, preferring to apply the rule, the tick and secret ‘peer reviews’. In this they are aided and ruled by the traditional expectations of commercial secrecy and lawyers. Planning implementation will fail by falling into preferring its own professional traps, or those of others. Open up.

The Inquiry into Construction Industry Insolvency in NSW (2012) drew attention to key reasons for insolvency, such as the cost of preparing bids which fail; the under-bidding necessary to win the job; the capacity of the more powerful organization to pass on the risk of failure to those lower down contracting chains, including through late or non-payment for finished work. Those entering a theoretically completed property may also find themselves facing new expenses from unexpected problem outcomes as a result.

And then the next financial crisis comes along and everyone calls you stupid or nasty. The money of lawyers, doctors or related bureaucratic or professional hangers on, in contrast, is often guaranteed by the state, as in the case of many in planning professions.

Different stances in relation to the driving markets must first be clearly seen by planners, to grasp problems for plan implementation, to increase business and project stability and to inject greater community and business confidence. In the report of the Inquiry into Construction Industry Insolvency, one notes the helpful proposal of Craigs Coastal Landscaping Pty. Ltd. in Wollongong, in regard to a proposed construction industry trust:

- The developer or owner has to have the funding for the project approved and money should be set aside in a trust
- A percentage amount for variations should be part of the trust arrangement
- As the builder makes claims, the owner and developer verifies that the work has been done and that payment to subcontractors and suppliers has been made before the next payment is made

The above may ideally be the structure for openly shared regional and non-profit fund and related project management, to which further work, education and certification may all be attached, as part of the contract and settlement processes, to gain quality management and better outcomes. Make relations open, as this prevents corruption cheaply through written capacity, for example, to question, respond, and fix. The Telecommunications Industry Ombudsman, for example, has an excellent emailing process to assist the disgruntled Telstra customer, although my wonderful phone/fax/answering machine sadly remains a casualty of the wider search for growth (by Telstra, Brother and their mates). The terrible thing about a commercial organization (e.g. Telstra) is they appear unable to tell one a likely truth, so one must fix problems by slow 20 Questions methods and good recording. We now wait for what the national broadband network will bring to us in our homes at St James Court and wonder if anybody is going to tell us clearly, e.g. before digging us up.

A person usually lives in a building which once was a building site and before that a plan, however constrained. In quality management, of land, a body, or in a related construction event, it is roughly the same. One seeks to have key information on a presenting client, proposed project and related undertakings *held reasonably together*, to proceed with related treatments in informed and controlled ways, which may be varied if also recorded well, in the light of the unique requirements of the situation, its environment and times.

For the purposes of quality management, for example, the NSW Office of Fair Trading Home Building Contract seemed a clear, informative and helpful product. Ideally, the people who originally called for the contract ensure it clearly reflects what outcomes they seek. Clause 11 of the contract is the *prime cost items schedule*. When filled in it should clearly display the required inputs and amounts related to the step by step achievement of the key conditions which originally led to the contract agreement and its expected production outcomes. Clause 12 provides the *progress payments schedule* which is also related to the staged and approved completion of the work. This may also relate to the

later *schedule for inspections*. This may ideally ensure work quality, the resulting periodic payment and any related accreditation of skills development on the job.

The *prime cost items schedule* is an ideal reference for the nominated project manager to use for project management purposes and also to post on site, so everybody who lives or arrives there has a reasonable idea of what is expected to go on and when, as well as how to contact the project manager. The *prime cost items schedule* may also be compared with a cake recipe. Ideally it provides a list of the key inputs - human and material - and steps taken on the way to satisfaction of all parties. Work approval, payment, mediation and related quality management concerns are ideally handled openly in related industry and community contexts. Life is great with clear verbal, visual and written expression.

In the White Paper glossary, a Building envelope is described as:

A three dimensional space within which a building is to be contained that visually communicates design parameters such as height, setback and site coverage.

As a person who has difficulty understanding plans and related measurements, one hopes the above also means ‘a true and clear picture of the intended outcome of the proposed construction in its surroundings’, as ideally is also reflected in contracts for quality management of later building, supposedly with its related building manual.

According to the White Paper a building manual will need to be prepared for complex buildings, before they can be occupied. These manuals will form the basis for ongoing building management and compliance. The building manual is described in the glossary as:

A document which contains information of importance to the management and regulation of the ongoing performance and safety of a building.

At St James Court, members of the owners’ corporation executive can have little idea of our building history or about key related management and work contracts. In many cases we can’t even find out about who manages our neighbouring properties on all sides, to manage joint fences and related concerns better. Since retirement and the global financial crash, one has pondered and pursued these and other issues but been able to learn little.

The White Paper description of an e-Planning portal suggests the writers had only a vague idea about quality project management requirements, from the perspective, for example, of the Commonwealth Government or National Health and Hospitals Reform Commission (NHHRC). Through gritted teeth, perhaps, the NHHRC, the Strategic Review of National Health and Medical Research and many others understand the necessity of taking a holistic approach to the person, such that all the information about their body is not distributed at large, with multiple regulators and service, test or certificate providers, but in a single patient record under Medicare. However, the White Paper planner seems to be a professional who naturally bends to the lawyer, with his multiple collegiate supporters. Although I generally respect Lord Mayor Clover Moore’s consultative direction greatly, it appeared that when she tried to introduce the direction

below in a speech in NSW parliament she had suddenly lost her marbles. Where the White Paper stands on this key matter is also relevant to its effective implementation.

On 11.11.11, Clover Moore introduced a Strata Legislation Amendment Bill (2011) apparently designed firstly to *'ban the original owner and the builder from holding the position of strata managing agent for ten years commencing on the completion of the final building work'*. She stated this bill has been framed *'because a potential conflict exists when action against the developer or builder can be taken'*. She claimed *'an original owner, developer or builder can have interests that are in stark contrast to owners and occupiers when it comes to pursuing construction defects and in some strata schemes these people can take on management positions and make decisions that are not in the best interests of owners'*. At the time one wondered why Moore appeared to have taken an unfair side against any original owner and builder, aligning herself firmly, one assumes, with the lawyers on any future relevant opposing sides, fighting for their clients' days in court. This is a vital issue for persons seeking to increase the knowledge and wellbeing of stakeholders involved in any construction and management operations, rather than falling again to normal commercial in confidence expectations of ignorance. To deal with what some might suppose is conflict of interest, declare it and act openly.

Moore stated about the Strata Legislation Amendment Bill (2011) that it also *'introduces an ongoing obligation on the strata managing agent to disclose any connections with the original owner caretaker, any letting agents for a lot or a builder who carried out work on the strata scheme and it makes the failure to do so an offence'*. Dream on. It was also impossible to know the first intent of the Strata Legislation Amendment Bill (2011) as in the bill's object, the *'original owner and builder'* Moore refers to are vaguely called *'certain persons'* instead. Schedule 1 of the Bill provides some related information in Sections 27A and 27B. This merely serves to make one even more confused about who is banned from strata management related service and who is not, along with questions of what must be disclosed to managers or others and what must not. Will a strata manager necessarily contact a favoured lawyer to find out? To be sure she would have to?

The five key elements of the new planning system are not conceptualized clearly

The White Paper states the new planning system will be based on five key elements. The first two are **community participation** and **strategic planning**. The latter is *'preparing good policies upfront to guide growth and development'*. **Growth** is discussed later. The third element is **Delivery culture**, which is *'working together to enable good outcomes while building expertise, leadership and engagement skills in the planning workforce'*. One wonders what is meant by 'the planning workforce' and hope we may all be included.

One ideally assumes 'being in the planning workforce' may describe any member of a community who becomes involved, paid or unpaid, in related strategic planning, as in my case, when making submissions. The fourth related element or concept is **streamlining approvals**, which is *'making the assessment of proposals faster and simpler by removing duplication but retaining rigour'*. This is often the heart of planning for NSW industry so quality management was discussed earlier. **Provision of infrastructure** is the fifth

element – ‘ensuring planning and delivery for development and infrastructure occurs at the same time’. (One assumes infrastructure is often also a Commonwealth matter.)

One notes the White Paper glossary does not contain a definition of Subregional Planning Boards. However, the White Paper fact sheet ‘A Focus on Upfront Strategic Planning’ states about Subregional Planning Boards:

- Representatives from local councils will be included on Subregional Planning Boards that will oversee the preparation and delivery of Subregional Delivery Plans – plans that detail where jobs, houses and infrastructure will go in a subregion.

In regard to any strategic planning for delivering jobs this approach seems to put the cart before the horse without mentioning the Commonwealth direction. Perhaps contrary to the views of the Business Council of Australia, government has often been a producer of jobs and wealth, as well as acting as community regulator headed by those democratically elected. They also collect and hand out many kinds of funds to business groups or other communities. This should be done openly or better strategic planning may never occur.

Regional Growth Plans are not defined in the glossary either, although it is stated that they will be developed by the NSW Government in partnership with councils. One mourns again that the Commonwealth is not addressed. When resources are finite, the traditional Western economic assumption that growth and greater population are ideally sought, is likely to be more destructive of many fragile natural and built environments, as such views have been already. Quality of life requires population planning and the related shifting of many funds to support broader greener production, not just buildings.

In related consideration of quality management in regard to ‘Regional Growth Plans’ one wonders if all regions are expected to grow and whether this presumes the related necessity for population increase, to provide larger markets for domestic producers and cheaper workers. This driving attitude to increasing domestic population as a key growth engine has not been shared in China or Japan and is not effectively related to Australian sustainable development either. The decline in the European carbon trading price is also one indication of the latter reality. White Paper discussion of Subregional Delivery Plans is similarly unclear. One notes, for example, that a key aspect of community participation in subregional delivery plans is that the latter will establish a research and consultative panel. This is a ‘*Randomly selected group of between 600 and 1200 participants to be representatives of the community*’. God knows why or what they will do, paid or unpaid. One wonders how any of the 600-1200 could be reasonably said to represent my views. Initiators of this panel do not appear to understand the concept of democracy, human rights or related anti-discrimination legislation which ideally protects many of the oddest.

On the other hand, the *Strata Laws Online Consultation Final Report*, by Global Access Partners, in response to questions in the Strata and Community Title Law Reform Discussion Paper (2012), was an excellent open radio and computer response driven product, which gave a clear picture of many common problems with many comparatively

well informed suggestions for their rectification. However, as an inquiry participant rightly asked of members of body corporate executives, like me:

'How can a building valued at \$20-\$50 million (as many of them are) be controlled by a rag-tag band of 'accidental' allies whose only claim to stewardship is their joint or common ownership in a strata titled or community titled building?' (2012 p. 26).

Another stated, *'compulsory strata managers can and do keep owners completely in the dark'* (p. 30). Amen to all that. The strata managers may perhaps not know answers to questions themselves. Finding out will cost time and money. In the comparatively evolved communications context of plain speech and writing or from any related or more elevated scientific or democratic perspectives than inherited law and many more narrowly blinkered and ignorant, professionally driven actions, any new legislation also seems likely to drive everyone backwards to an earlier era. This does not help clearer and more sensible forms of responsibility for any place, building project, ongoing management or maintenance of completed building, or for any related outcomes of work. Currently driving professional forces will undermine the national disability insurance scheme. Try the Commonwealth, regional communities and related open contract designs instead.

In short one may feel one understands and supports the apparently ideal place and related project based assessment direction taken in the White Paper. However, implementation will be impossible. This is due partly to professional management problems which relate to lack of clarity over the relationship ideally expected between the treatment of written standards and the particular place, construction project and its accountabilities, including for hazards supposedly faced in any project before, during or after its construction.

Unless seeking mainly to build roads and sell cars to all members of a community, (as planners appear to have wished for Canberra), the planning mind should present clear information about key supporting infrastructure for home owners and businesses as well as any related investors. One assumes this is now left largely to secret public/private partnerships. For example, if Environment Minister, Robyn Parker, knows anything at all about how waste is ideally managed, however vague, would she please tell the rest of us. State government documents on the waste management business WSN, prepared by UBS Investment Bank and Gilbert and Tobin, put bizarre prohibitions on any interested parties trying to find out more about these operations. UBS stated WSN provides waste disposal services to 1.1 million households, employs 'over 500 staff', and serves 36 of the 38 councils in the Sydney area by 'recovering' 523,899 tonnes of resources from waste in 2008-2009. It apparently operated 4 open landfills; 8 transfer stations; 3 material recycling facilities; 6 organics facilities and 2 alternative waste technology facilities.

More recently, the Sydney Morning Herald (27-28.4.13, p.1) wrote about waste operators digging up landfill in Sydney and trucking it to cheaper tips in Queensland to cash in on incentives supposed to encourage recycling. The Sustainable Sydney 2030 program supposedly commits the City to investigating an integrated waste management strategy with other Inner Sydney Councils, which apparently includes establishing an Alternative

Waste Technology (AWT) facility as an alternative to the current practice of using landfill for disposal. Moore claimed AWT facilities have the potential to recover 80% or more of recyclable materials and also have potential to generate energy through the capture of methane. She claimed this would help the City meet its waste diversion targets and support a 'Green Transformers Initiative'. Can anyone tell us what is going on?

We are ideally all planners, policy makers and ethicists now. The more one has practiced the common rules the more confidently one may deviate from them for good reason and be judged in turn in broader, higher, clearer records of reason. On the other hand, lawyers usually carry enormous baggage with feudal education.

Planning ideally appeals openly to all in any relevant environment in which key strategic plans ideally coordinate the direction of project operations for broadly shared social ends on common lands. This is ideally addressed internationally, nationally, in NSW and, for example in City of Sydney or Sydney Uni. strategic planning. Policy making and planning are ideally like ethics, they are everybody's business and dependant on context, not purely on rule, so all may learn more openly together. The Nuremberg Code stated all those involved in research must be properly informed and have the power and moral responsibility for autonomous speech and decision. The first principle of the Code states:

The voluntary consent of the human subject is absolutely essential.
The duty and responsibility for ascertaining the quality of the consent rests upon each individual who initiates, directs or engages in the experiment. It is a personal duty and responsibility which may not be delegated to others with impunity.

Code principles should be applied in any broadly scientific approaches to individual or community management, as well as in medical experiments. Yet we remain manipulated in secret for many professional ends. Give us community education and open project management rather than professionally driven ethics or related committees. The latter may narrowly produce costly red tape which misses many central issues of production. Communication, education and research are ideally pursued in related media contexts.

As a Glebe resident, I saw the City of Sydney handling of Harold Park development from start to the present and was impressed by efforts to present a clear and honest picture of what would happen and to respond to arranged community meetings and views. The latter were overwhelmingly about wanting more parkland, with some lesser community concerns appearing mainly to be about building heights and traffic. Internationally, parks appear the way forward for all those most concerned about the future. London parks, Kew Gardens and David Attenborough at the BBC are an inclusive, civilized future way. The casual global tourist sees one ideally moves up from men standing with guns, to people sweeping rubbish, to tending gardens in Singapore. Don't concrete it all over. This is ideally a return to flourishing, as distinct from degraded, village quality of life. Learn from beautiful tree planters and land developers in mixed towns, eg. Mto Wa Mbu.

Try again with the Commonwealth, Building Designers, regional communities and better communications for more effective learning, accountability and development

The biggest problem in the White Paper is thus that ideal relationships between the typical construction industry operation and quality management have not been thought through from the area planning stage onwards. The outcomes of related problems were addressed in the Inquiry into Construction Insolvency. Employers routinely underbid to win contracts and contractors involved in a project early are most likely to be paid for work and so get in for their cut before those further down contracting chains may remain unpaid for work. Then the cycle turns and even the biggest companies may fear collapse.

One notes the Consultation Paper on Australia's Future Tax System (2008) for a Review Panel chaired by Ken Henry stated the Australian Taxation Office should openly support greener industry and community development. It stated the Panel viewed environmental sustainability to be of such importance to Australia's future that it is ideally a principle against which the current tax system and potential reforms ought to be tested (p.14). A related concern in the Inspector-General of Taxation work program review into aspects of the Australian Tax Office (ATO 2012) use of compliance risk assessment tools was:

Taxpayer opportunities to reduce or mitigate risk: The concern is that there are limited opportunities for taxpayers to reduce their risk due to the lack of transparency of risk assessment processes and barriers to entry into cooperative arrangements.

Tax, insurance premiums or other key levies, risk rated or not, are ideally conceptualised and collected in openly related industry and community management contexts first based on place. For purposes of improving work performance and also containing and pricing all related risks better, consider ideal scheme and project design in the light of Australian history of work, health, disability and related insurance, taxation, pension and investment structures, using data categories of Australian and New Zealand Standard Industrial Classification. Use other United Nations (UN), Australian government, or key industry and community definitions to help conceptualization in many related more open contexts.

Regional and strategic plans are ideally coordinated by the UN Convention on Biological Diversity, instead of action and research being purely chosen and driven via professional interests and related theories. The Convention describes the 'ecosystem' approach as 'a strategy for the integrated management of *land, water and living resources* that promotes conservation and sustainable use in an equitable way'. Thus one also sharply rejects the apparently purposely confusing 'research' concept of '*eco-system services*' (i.e. the supposed value derived from untapped natural resources.) This is a speculative number which becomes a trading price. As discussed attached it seems like a claim for more state support for over-fishing and related further exploitation of natural resources to extinction. The concepts of a system and an eco-system are discussed in related contexts attached.

Risk and related fund management structures require stable, broadly conscious and open construction and monitoring of projects, so one wonders about current plans in regard to the earlier discussion in 2006 of the NSW Threatened Species Conservation Amendment (Biodiversity Banking) Bill. According to debate in the Legislative Assembly, the intent

of the bill was for landowners to be able to voluntarily establish a bio-banking site by entering into a bio-banking agreement with the Minister for the Environment. In return for their commitment to manage and improve biodiversity values on their land they would get a number of biodiversity credits which they could sell. Paul Pearce, the member for Coogee, stated he had originally had concerns about the possible operation and impact of the scheme upon threatened and endangered species. The related high risk concept of 'eco-system services', as used by some apparently key academics is addressed attached.

This is the Asian century, so like Sen, we think that 'human security' is the keyword to comprehensively seizing all menaces that threaten the survival, daily life, and dignity of humans, and for strengthening efforts to confront these threats. Support for the poor, freedom of speech and transparent management are essential for effective operation of markets and equality. All health and building are ideally addressed in this context which fundamentally depends on plain, honest, open communication and related expert dealing.

Alternative directions push one towards a higher risk, ignorant, anxious, medicated, life. Consider, for example, the US heartland pumping out guns; investment and professional services advice which turns out wrong; high sugar, high fat food in plastic; drugs, and the amazing right to resist a breathalyser test while driving drunk. The US seems less like democracy than where law encourages the rich or nasty to hurt the rest. As Clinton stated, Bush claimed he knew nothing about German health care, but won the argument.

Australia is a multicultural country and so one most recommends development of links with the broadcasters at SBS, the ABC and in many other areas. SBS states that it 'leads the exploration of the real, multicultural Australia and our diverse worlds. This means:

- We are a pioneering broadcaster, going places that other broadcasters avoid; and
- We reflect real, multicultural Australia – contemporary Australia is multicultural and multilingual; and
- We explore and connect the diverse cultures and perspectives that make-up the worlds that we live in.'

Certification of competence is a related issue to the need to build on open education. Since music, dancing, theatre, books and quality newspapers, we have seen the inventions of radio, film, TV, video, the Internet, Microsoft, Google, Apple and others make democracy and merit more possible, along with preservation and learning from the past. These benefits must be further liberated from professional and institutional capture, to protect and mine them widely for all. Australian film, research, education, development and innovation functions are ideally discussed in this context, including at Sydney Uni. This is the ideal design for women, small business and current or future generations.

A related key example of how to support stronger social and cultural links appears to be through the University of Sydney Senate adoption on 22.2.13 of a model direction entitled 'Supervision of Higher Degree by Research Students Policy 2013'. This policy, which openly may seek an assistant research supervisor drawn from many relevant project sources, depending on student interest, is ideally considered more broadly and

openly in many related international and regional or local communication contexts, e.g. in UN directions for eco-development and implementation of strategic plans or projects.

The ideal aims of trade should be to improve the quality of life for current and future generations. This depends on the quality of the social and natural environment, as well as on increased economic gain and its distribution. The best way forward to sustainable development and to related improvements in trade is for all regions to plan their continuing competitive development by situating the land, water or air most affected by any current and proposed development in the context of the primary need to protect internationally and nationally endangered species. The responsibility for the planned protection of endangered species is ideally taken up globally, regionally and nationally.

Politically, law represents a comparatively narrowly aggressive, rule bound, male driven action which created many problems of bureaucracy Weber wrote about. The answer to the legal problem lies in using more open and popularly understood scientific and modern communication approaches to achieve accountability and progress in the public interest. Quality media is tops. People like Silvio Rivier and Jennie Brockie on SBS provide more informed, democratic models to the world. Collegiate practice which refuses to engage with its critique instead maintains in ignorant and costly form, the theoretical assumptions of the elite clan against all comers. Lawyers live off the ancient and stupid adversarial processes they control. The lawyers' interest lies in winning a feudal game, not finding out the truth which in fact may be very rude indeed, especially about its own practice.

The Australian Financial Review article 'New team needs to rock the boat' stated Hu Jintao characterised China's economy as suffering 'a lack of balance, coordination and sustainability' (AFR 3.10.12, p. 52). Frank Le Deu, a McKinsey partner based in Shanghai, stated the government 'is trying to promote social harmony, and closing the gap on healthcare is a big part of this'. Shanghai based commodity analyst from Macquarie Securities, Graeme Train, stated the main policy driver in China is social stability, not growth (3.10.12, p. 13). The article, 'Next wave to keep a billion healthy' (p.1) reported bionic ear-maker Cochlear won a \$100 million contract with the Chinese government 'in a sign that foreign companies are confident of new business opportunities as the Beijing government expands the country's social welfare system'. This is big.

Consider risk in related contexts. In planning rather than gambling, should companies like Cochlear ask Chinese and Australian governments to assist them design businesses to meet the broadest global need possible in future, rather than lose out to the later Chinese competition to meet globally necessary standards and business economies of scale well and cheaply? Why should vital businesses like Cochlear or Fred Hollows blindness treatments ever fail? (See 'Chinese threat to Cochlear' AFR, 18.4.13, Review 24). Cut the poor in to strategic planning so all develop. Rather than competing against the poorest, design competition through cooperating openly in the Hilmer style of contracts, which openly use competition to achieve social and environmental goals. Everybody learn and everybody teach. Some know more than others here. Show us then. etc. etc.

As a tourist in China one may see a lot of solar powered public transport and always wonders why the Australian manufacturing industry has appeared so wedded to their particular group of family cars and drivers for so long. I guess following Detroit. As Jac Nasser, BHP Billiton Chairman, stated in 'BHP demands staged carbon tax':

We happen to be the country with the most options around an energy mix....yet we have the most narrow sources of energy output.....So I think almost anything we do from where we are will be a positive and we should start to make these incremental steps.....

..... We don't want to get in the trap of really believing our policy is going to influence other countries. **We've got to do what is right for us.** (Our emphasis) (Australian Financial Review (AFR) 10.4.2011, p. 4)

The free bus which travels up and down so conveniently for everyone in Wollongong is great and I guess an important part of what may make a place liveable and healthy for many. I have no idea what the transport and related infrastructure future is in NSW or how housing fits in. According to an article entitled 'Political Dead End' in the Business Review Weekly (April 18-24, p. 12) Jac Nasser, also former Ford boss, states despite earlier having hope for the car industry, the end is near for Australia's auto production. The Green Car Innovation Fund, which was cut to fund relief for Queensland's damaging floods in 2011, surely deserves a resurrection in broader and greener production forms.

According to the Productivity Commission, the Petroleum (Submerged Lands) Act 1967 provides for the orderly exploration and development of petroleum resources and sets out a basic framework of rights, entitlements and responsibilities of governments and industry. Under the legislation, all titleholders must carry out operations according to good oilfield practice, including doing so safely and preventing the escape of petroleum into the environment (PC 2008, p.179). However, petroleum located on land or in coastal waters is the responsibility of the relevant state or territory government. These major areas of regulation involve:

- Managing access to land for exploration and issue of exploration licenses
- Allocating petroleum property rights
- Having primary responsibility for land administration
- Regulating operations (including environmental and OHS)
- Collecting royalties

In the light of the need for more broadly consistent planning, one wonders how global oil producers ideally react to legislation and related approaches for sustainable development, especially in communities which see their environments increasingly stripped through mining and the big men interests and the related reliance on multiplying men with guns.

As a, resident, taxpayer or investor, I don't want my money put, secretly or not, into war toys for the boys or anything else, just because it makes more money for investors, until the crash. This stupid approach to investing ignores other social and environmental goals. I distrust taking on 'socially responsible' investments, which appear to have been some of the most opaque and volatile of all in recent history. Look at the carbon price in

Europe. The desire for financial compensation or revenge, rather than injury prevention or rehabilitation, still drives the global approach to risk management, which is feudal. The major problem is that risk is treated and wrongly sold to others as good investment service. Yet this process is not usually related in any meaningful way to preventing environmental or related risk to current or future generations. It favours the financial controllers, their lawyers, and any who can feather their own nests first and pass the cost of collapse to those at the bottom of any pile then start again. Make nicer public/private partnerships. Giselle Roux from JB Were is looking for something fresh and we are too.

More clear, honest pictorial and written reporting at many levels is vital for supporting regional service and product development, delivery and jobs. This is so in manufacturing as well as construction or other services. Currently little could be more confusing or worse than many of the driving concepts of product and/or service in finance where one often knows nothing about what one is buying other than the liar's estimated level of risk.

Thank you for the opportunity to make this submission, Cheers
Carol O'Donnell, St James Court, 10/11 Rosebank St., Glebe, Sydney, 2037
www.Carolodonnell.com.au