

In This Issue

Click on headlines for more detail...

Welcome

Draft Sea Level Rise Policy Statement

Changes to BASIX

JBA Graphic Design Team

EPIs recently gazetted

Housing Strategy for Hornsby

Mid North Coast Regional Strategy Released

JBA Projects Update

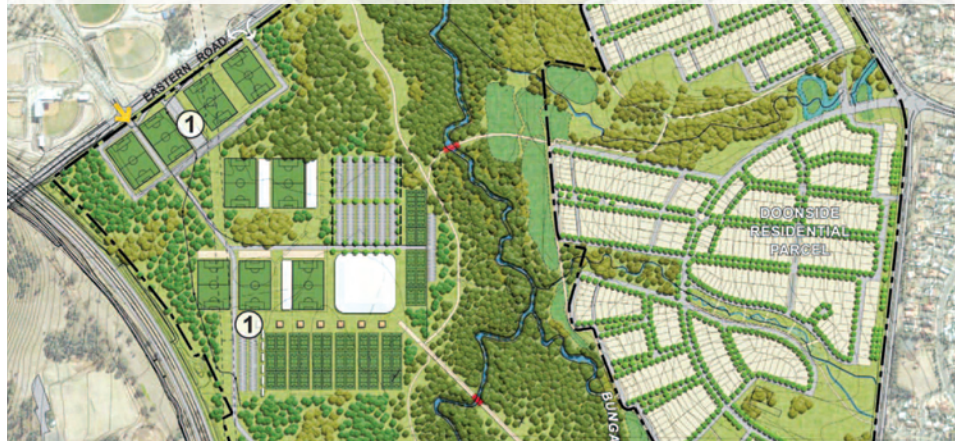
Boon for Schools Development

Nation Building and Jobs Plan

Ryde DCP on Exhibition

JBA Profile

Bungarribee Estate Concept Plan



Landcom's Bungarribee Estate Concept Plan was approved by the Minister for Planning on 4 March 2009. JBA secured approval for the development, which comprises 730 residential dwellings, 300 hectares of regional parklands and 25.4 hectares of local public open space. The approval follows the recent listing of the site as a State Significant Site. A heritage park and associated view and landscape corridor have also been provided in recognition of the former Bungarribee Homestead Complex that once occupied the site. A Development Design Code has also been approved for the site providing detailed controls to guide future built form on the site.

Welcome to the JBA Alert!

The JBA ALERT is a regular newsletter from JBA Urban Planning Consultants to our key clients and contacts.

Since our last edition, more details regarding the Commonwealth Government's \$42 billion stimulus package have been released. New development for affordable housing and schools can be facilitated under the Infrastructure SEPP and some can be undertaken as complying development (under the Infrastructure SEPP).

The Land and Environment Court has advised that the judgment in *Double Bay Marina Pty Ltd v Woollahra Municipal Council (2009)*, which we reported in our last edition, has not been adopted by the Court and will not be published on the Court's website as a planning principle. We apologise for any confusion.

This month's JBA Profile features champion lifesaver and urban planner **Claire Wright** and we showcase JBA's in-house graphics team comprising **Erik Jimenez** and **Tania Dalgleish**.

Kind regards,

Kathryn Werner (editor)

Draft Sea Level Rise Policy Statement

The Departments of Planning and Environment and Climate Change have prepared a Draft Policy Statement on Sea Level Rise. It identifies the potential for sea level rise projections of up to 40cm by 2050 and 90cm by 2100 along the NSW coastline. The primary objective of the Policy Statement is to minimise the social disruption, economic cost and environmental impacts resulting from sea level rise.

The Policy Statement, when finalised, will assist local government, applicants and the Department of Planning to assess the impact of sea level rise on new development. It promotes an adaptive risk-based approach to managing sea level rise impacts and provides guidance to local councils to support their sea level rise adaptation planning. The Policy Statement also identifies appropriate development on land projected to be at risk from sea level rise.

The draft Statement is available on the DECC [website](#).

Changes to BASIX

BASIX, the Building Sustainability Index that is used to ensure energy and water efficient dwellings, is being upgraded. The first set of changes commenced on 28 March 2009 and relate to upgrades of Thermal Simulation Software.

Future changes proposed will allow users more flexibility when copying existing projects or editing project details. Amendments to the energy, water and thermal comfort specifications are also proposed.

The changes may affect the score of some projects already entered in BASIX and projects may need to be reassessed under the upgraded tool. Visit the BASIX [website](#) for more information.



King tide event January 2009 (Source: DECC)

JBA Graphic Design Team

Effective creative design solutions

JBA's in-house graphic design team, comprising graphic designer **Erik Jimenez** and desktop publisher **Tania Dalglish** has extensive experience in developing creative and personalised concepts for document layouts, graphics, advertisements and printed material.

Erik and Tania use the latest in creative software and geographic information systems (GIS) to produce aerial images, maps and plans along with superior printing technology for use in JBA reports. This is a valuable resource that is also available to JBA's clients.

Services available include GIS, Graphic Design, Report Production, Website Design and Digital Printing. They can also assist with corporate or project branding and marketing material. Erik and Tania's face to face approach will ensure collaboration and timely and accurate production.

Contact **Erik Jimenez** or **Gordon Kirkby** on 02 9956 6962 for more information on how the graphic design team may be able to assist you.



EPIs recently gazetted

The following Local Environmental Plans, State Environmental Planning Policies and Orders have recently been gazetted by the Minister for Planning.

[Sydney Regional Environmental Plan No. 30 - St Marys \(Amendment No. 2\)](#) - This Plan amends the Heritage Map, Structure Plan and Zoning Map adopted under the Sydney Regional Environmental Plan No 30 - St Marys to relocate and consolidate the land zoned Employment and to rezone certain land from the Road and Road Widening zone to the Regional Open Space zone. In limited circumstances, extend the area where the filling of land below the level of the PMF may occur if the land is within the Regional Open Space zone or Road and Road Widening zone.

[State Environmental Planning Policy \(Western Sydney Parklands\) 2009](#) - This Plan will put in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into a multi-use urban parkland for the region of Western Sydney.

[South Sydney Local Environmental Plan 1998 \(Amendment No 9\)](#) - This Plan rezones certain formerly set aside for county road reservation purposes, being certain land between King Street and Erskineville Road, Newtown. It makes amendments to certain planning definitions relating to heritage items and adds properties and streetscapes to schedules 2, 2A and 2B of the South Sydney LEP.

Housing Strategy for Hornsby

Hornsby Shire Council has prepared a Housing Strategy to demonstrate how up to 2,600 new dwellings can be accommodated in the Shire over the next 10 years. New dwellings are in the form five-storey apartment buildings, along with a mix of townhouses, three-storey walk-up flats, and eight- to ten-storey apartments.

The draft North Subregional Strategy states that Hornsby Shire must provide 11,000 dwellings by 2031.

In the strategy, Hornsby is identified as a major centre, Epping as a town centre and Carlingford Court as a stand alone shopping centre. The housing strategy targets development in 25 precincts across 10 centres from Berowra in the north to Carlingford in the south.

The housing strategy is on exhibition until Monday 1 June 2009. Visit the Hornsby Council [website](#) for more information.

Mid North Coast Regional Strategy Released

A 25-year strategy for the growth of the [NSW Mid North Coast Region](#) has been released by the Department of Planning.

The strategy anticipates the population of the Region will grow by nearly 30% to 424,400 by 2031, and 59,600 new homes and 48,500 jobs will be needed to support new and existing residents.

The Strategy maps growth areas that are available for future urban development. These areas aim to reinforce the Region's settlement hierarchy while supporting scenic green breaks between coastal communities and protecting important assets and resources.

The Strategy will guide local planning in the Clarence Valley, Coffs Harbour, Bellingen, Nambucca, Kempsey, Port Macquarie-Hastings, Greater Taree and Great Lakes local government areas and will be reviewed every five years.



Mid North Coast Regional Strategy (Source: DoP)

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