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88 Walker Street, North Sydney approved



In February 2010, the Minister of Planning approved a Part 3A Project Application for a 32 storey commercial building at 77-81 Berry Street and a 33 storey (200 room) hotel building at 88 Walker Street. JBA prepared the Environmental Assessment and Preferred Project Reports for the project on behalf of Eastmark Holdings Pty Ltd. The proposal will deliver approximately 65-70,000m² of commercial, retail and hotel floor space and approximately 3,250 new commercial, retail and hotel jobs and 1,000 construction jobs.

Source: Rice Daubney for Eastmark Holdings Pty Ltd

Welcome to the JBA Alert!

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

In recent weeks numerous opportunities have risen for industry and community input into various NSW Government policy and strategies, including the Sydney Metropolitan Strategy Review 'Sydney Towards 2036', Review of the Infrastructure SEPP and WSROC's Western Sydney 2030.

In this month's JBA Profile, we welcome new Urban Planner **Alexis Cella** and Principal Planner **Tim Ward** and congratulate **Kim Schmucl** on completing her Masters degree. We introduce JBA Alert's new editors Associate **Andrew Duggan** and Urban Planner **Lindsey Gray**.

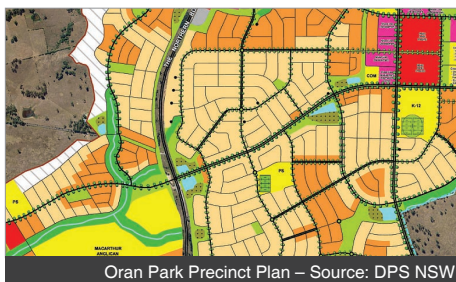
Are you interested in more information on what we do at JBA? Visit the "News" section of our [website](#) to browse other editions of the JBA Alert.

Kind regards,

Andrew Duggan & Lindsey Gray
(editors)

First lots released in Oran Park

The first blocks of land at Oran Park were made available for sale on 27 March 2010 with some excited purchasers camping overnight to snag the best blocks. The release of up to 1,000 blocks of land and 30 house and land packages signifies the start of land releases across Oran Park, with the remaining 6,500 homes to be released over the next 20 years. JBA's involvement in planning for the Oran Park land release includes the preparation of the Oran Park DCP (Precinct Plan) and SEPP Amendment under the Growth Centres SEPP.



Oran Park Precinct Plan – Source: DPS NSW

JBA Sponsors UDIA Award

JBA recently sponsored the award for 'High Density Housing' at the UDIA Congress held in Sydney on 8-10 March 2010. JBA congratulates Hines Property Pty Ltd on taking out the award for its development 'Conservatory on Hindmarsh Square', in Adelaide. Also at the Congress, JBA Director **Gordon Kirkby** presented at a workshop on lessons learnt from major projects. Gordon's presentation was based on his experiences in applying the Part 3A Major Development and State Significant Site process to the Huntlee New Town in the Hunter Valley.



8-11 March 2010 | Sydney Convention & Exhibition Centre

Sydney: The ride of your life

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EPIs Gazetted

[Environmental Planning and Assessment Amendment \(Miscellaneous\) Regulation 2010](#) commenced on 26 March 2010 and amends the EP&A Regulation to clarify a number of issues with Part 3A of the EP&A Act, including:

- Land owners consent is required for a modification of a project approval under Part 3A, if owner's consent was required to the original project application;
- The declaration of development as a project to which Part 3A applies will have no effect on existing development consents / approvals relating to the land. Under the revised arrangements the Minister can require the surrender of these consents / approvals as a condition of the project approval;
- The requirement that certain existing consents to be modified under section 75W will remove the need for the Minister to make a determination before considering a modification application under the existing transitional arrangements; and
- A standard definition of *capital investment value*.

The importance of calculating an accurate and defensible CIV in accordance with the definition was recently highlighted in decision of the NSW Land and Environment Court. In *Calardu Penrith Pty Ltd v Penrith City Council* [2010] NSWLEC 50, Biscoe J recognised that the CIV of a project was a jurisdictional fact that would determine whether or not a particular consent authority had the right to determine an application. The Court heard evidence from competing experts in quantity surveying and was required to determine the CIV of the project in order to answer the question as to whether or not the Council had properly approved the DA.

[State Environmental Planning Policy \(Sydney Region Growth Centre\) Amendment \(Miscellaneous\) 2010](#) – This Plan introduces and amends a number of planning control maps for the North West and South West Growth Centres and amends the Oran Park and Turner Road and North Kellyville Precinct Plans.

[Lord Howe Island Local Environmental Plan 2010](#) – This Plan translates the former REP into the Standard Instrument LEP format and limits dwelling numbers over a 20 year period while facilitating erosion control works, subdivision with consent and makes some minor land zoning changes.

[State Environmental Planning Policy \(Exempt and Complying Development Codes\) Amendment \(Extension\) 2010](#) – This prioritises that existing exempt and complying local environmental plans and development control plans continue to apply until 1 January 2011.

Sydney Towards 2036... Metropolitan Strategy Review

On 17 March 2010, the NSW Government announced the five year review of the Metropolitan Strategy for Sydney, 'City of Cities: A Plan for Sydney's Future'.

The review of the Metropolitan Strategy will seek to respond to recent challenges facing growth in Sydney including the global financial crisis, housing affordability and climate change.

Additionally the review will integrate the Metropolitan Strategy with the recently released [Metropolitan Transport Plan](#) while accommodating population challenges across Sydney, such as:

- A population forecast to reach 6 million by 2036 – an increase of 1.7 million since 2006;
- A need for 770,000 additional homes by 2036; and
- A need to expand Sydney's employment capacity by 760,000 to 2.89 million jobs.

The Department of Planning is providing the opportunity for comments through their Metropolitan Strategy Review [Discussion Paper](#), closing date 30 April 2010.

Infrastructure SEPP Review

Last month, the Department of Planning released the [Review of the Infrastructure SEPP – Discussion Paper](#) to seek the views of State agencies, local councils and the community regarding the progress of the Infrastructure SEPP and any suggested amendments. The Discussion Paper suggests a number of changes to address the key issues previously identified with the SEPP, and improve the effectiveness of the SEPP in the delivery of infrastructure across NSW. Closing date for submissions is 12 April 2010, submissions are to be sent to the [Department of Planning](#).

Western Sydney 2030

The Western Sydney Regional Organisation of Councils (WSROC) has created [Western Sydney 2030](#) to provide a way for residents and organisations in Western Sydney to express to government what they envisage for the region as a place to live and work in the future. The online forum will focus on issues like transport, housing, location of suburbs, renewal, learning, sport and recreation and the environment.

Willoughby LEP 2009 on exhibition

On 25 March 2010, Willoughby Council placed the [draft Willoughby Comprehensive LEP](#) on exhibition. In February 2010, a second Section 65 Certificate was issued by the Department of Planning for the draft Willoughby LEP. The new certificate resolves a number of issues raised by Council regarding the original certificate issued by the Department in July 2009. The draft LEP will rezone land to increase residential and employment capacity while adopting the Standard Instrument – Principal Local Environmental Plan format. The LEP will be on exhibition until 20 May 2010.

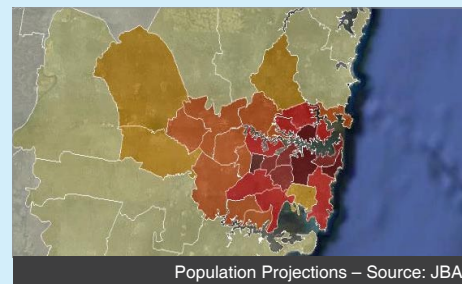
New Population Projections for 2006-2036

The Department of Planning recently released [new population projections](#) for each LGA in NSW covering the period 2006 to 2036. The projections are based on an analysis of the existing demographic trends and assumptions about expected future changes - and are not population targets. In metropolitan Sydney, statistics on housing and land availability (such as housing supply and average household size) were taken into consideration.

The projections update a similar report prepared in 2005 and translate the 2008 State and regional projections to the LGA level. Notable changes since the 2005 report are:

- Councils with greater than 50% predicted population growth 2006-2036 are Auburn, Blacktown, Burwood, Camden, Campbelltown, Liverpool, Strathfield, Sydney, The Hills and Wollondilly;
- Councils with less than 15% predicted population growth 2006-2036 are Kogarah, Leichhardt, Mosman, Sutherland and Waverley; and
- South-West subregion population projected to grow by 91% to 2031, an increased from 64% growth as projected in the 2005 report.

JBA has produced maps that indicate the key population and density changes viewable in [GoogleEarth](#). For the maps or more details, contact [Lindsey Gray](#) on 9956 6962.



Population Projections – Source: JBA

JBA Projects

Former Hoxton Park Aerodrome

JBA has recently helped Mirvac Projects Pty Limited prepare and lodge a Part 3A Concept Plan and 3 concurrent Project Applications for new warehouse and distribution facilities in Hoxton Park. Specifically two warehouse and distribution facilities are proposed which will be occupied by two subsidiary companies of Woolworths Limited – Big W and Dick Smith Electronics. The warehouse and distribution facilities will have a combined gross floor area of 140,726m² and will generate approximately 935 jobs of which 300 will be net additional jobs to NSW. In addition to the project applications for the Woolworths warehouses, Mirvac is also seeking concept approval for two warehouses with a combined GFA of 22,435m². The project represents a significant capital investment in the NSW economy. The applications are currently on public exhibition and can be viewed on the Department of Planning's [website](#).



Source: Mirvac Design Pty Ltd

Prince of Wales Medical Research Institute

The Concept Plan and Project Application for the new [Neuroscience Research Precinct](#), at Prince of Wales Hospital, was granted approval on 31st January 2010 by the Minister for Planning. The proposed development includes the multi-stage redevelopment of the existing Medical Research Institute to include a new 7 storey state-of-the-art research and laboratory facility to support the Institute's leading role, mental health, brain injury and neurological disease research.



Source: Cox Richardson

JBA Staff Update

Welcome to **Tim Ward**. Tim joined JBA in March 2010 as a Principal Planner with over 7 years experience in providing environmental and planning services to a broad range industrial and infrastructure development projects. He has extensive experience in all aspects of environmental impact assessment and associated legislation, as well as in providing environmental management and sustainability services to support the design and construction of major infrastructure projects. Tim's experience has been obtained through his time in the NSW Department of Planning as well as in the private sector in NSW and in the UK. Recent projects include an upgrade of the Pacific Highway on the NSW north coast, the development of the new Crossrail train station at Canary Wharf in London, and an upgrade of the Tooheys Brewery in Western Sydney.

Away from work Tim enjoys ocean-swimming during summer, playing football (soccer) through winter and cycling all year round, including commuting to work and week-end rides in the Sydney hinterland. Tim is an avid West Tigers supporter and is feeling positive about the season ahead.



Tim Ward

Welcome to **Alexis Cella**. Alexis joined the JBA team in March 2010 as an Urban Planner. Alexis comes to JBA from his native state of Queensland, via London. Alexis' has over 6 years planning experience, including Local Government in London, the Queensland Department of Local Government and Planning and a Brisbane based private planning consultancy.

Outside the office Alexis' interests lie in travelling, cooking, keeping fit, going to the beach and anything Italian. Alexis is also currently immersed in the planning of his upcoming wedding to his high school sweetheart, Victoria.



Alexis Cella

JBA congratulates Senior Planner **Kim Shmuel** on completing her Masters Degree in International Environmental Law from Macquarie University. Kim's thesis focused on the application of Part 3A of the EP&A Act, particularly in coastal areas. During her studies, Kim also undertook specialised courses in Mediation and Litigation in the Land and Environment Court and Environmental Impact Assessment.

JBA Profile

Marcus Ibanez joined JBA in 2007 as our IT Coordinator. Marcus is certainly a whiz when it comes to computers but is also known for his amazing talents as an experienced photographer. He has taken some incredible photos in his travels to Japan, New Zealand and also at many of JBA's social functions. Marcus's photography skills are used by our marketing and he is regularly invited to take photos at functions. Marcus is in the midst of organising his next travel experience and we are all eagerly awaiting the slideshow!



An example of Marcus' photography skills