

## In This Issue

### News

- + New NSW Government
- + Part 3A Scrapped
- + Amendment to Sydney Harbour REP

### Feature Article

- + JBA Coastal & Regional Team Profile

### Regular Columns

- + New LEPs Published
- + JBA Approved Projects
- + Staff Update



## Welcome to the JBA Alert!

The JBA Alert is a regular newsletter from JBA Planning to our key clients and contacts.

In this edition, we report on the new NSW Government and their first legislative action of scrapping Part 3A of the EP&A Act, we also profile recently approved JBA projects and the Hills Shire draft LEP, currently on exhibition.

In our Staff Update, we congratulate Kate Tudehope, Stephen Gouge and Karl Fetterplace on graduating with a Bachelor of Planning, and specifically congratulate Kate on receiving the University Medal. We are also pleased to announce the birth of Elise Cramer's son Zachary.

We also profile JBA Planning's Coastal and Regional team.

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.

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

Kind regards,

[Andrew Duggan](#) and [Lindsey Gray](#)  
(editors)

## New NSW Government

On 26 March, NSW elected a new State Government, bringing the Liberal Party into power under Premier Barry O'Farrell. This also brings us a new Minister for Planning and Infrastructure, The Hon. Brad Hazzard, sworn in on 3 April 2011. Brad Hazzard is also the Minister Assisting the Premier on Infrastructure NSW.

Prior to the election, the Liberal Party announced a number of planning policies and promises, most significantly the introduction of new planning legislation to replace the *Environmental Planning and Assessment Act 1979 (EP & A Act)* and the removal of Part 3A.

Other key planning related policies announced by the Liberal Party include:

- Accelerating land release on the urban fringe;
- Establishing a new Heritage Ministry, separate from the Planning Ministry;

- Reducing infrastructure costs of new development;
- Supporting decentralisation to regional NSW; and
- Reducing tax and extending stamp duty concessions to stimulate more property production.

Since its election, the O'Farrell government has announced that there will now be a Minister for Heritage, the Hon. Robyn Parker who is also the Minister for Environment.

The details of the new planning system and policies, how and when they will be implemented has not yet been revealed, but watch this space as JBA Planning will continue to provide updates and a full rundown of any new policies as they are announced.

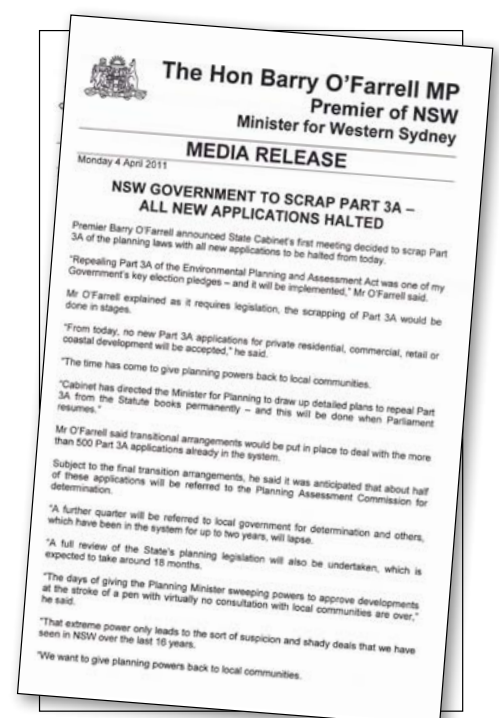
## Part 3A Scrapped

On 4 April 2011, Premier O'Farrell announced that Part 3A would be repealed from the EP&A Act in stages, with no new private residential, commercial, retail or coastal developments to be accepted by the Department of Planning.

No final details of the savings and transitional arrangements for applications already in the system are available as we go to press. However, the Premier announced that it is anticipated that about half of the applications will be referred to the Planning Assessment Commission for determination, while another quarter will be sent to local government for determination and others that have been in the system for up to two years will lapse. No details have been provided to indicate which applications will be determined by the PAC or local government.

It was also announced that a full review of the NSW planning legislation will be undertaken, expecting to take around 18 months.

The details that are available can be found on the Premier's press release of 4 April 2011.



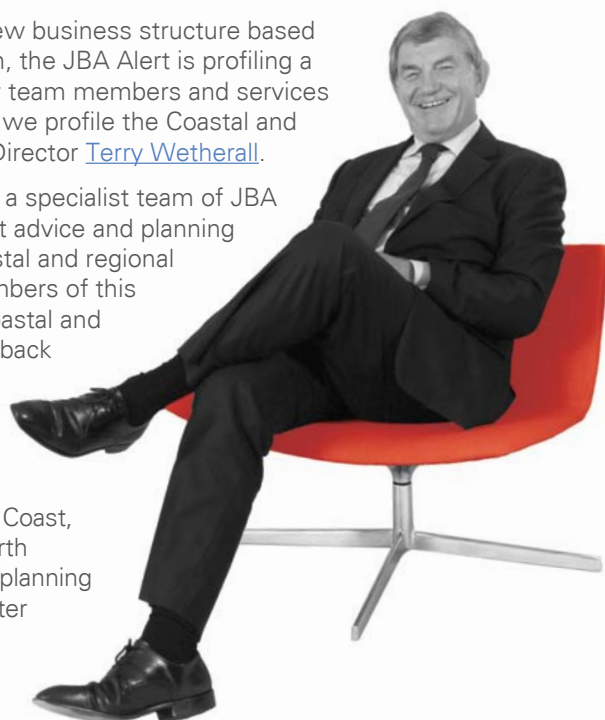
# Feature Article

## Team Profile Coastal & Regional Projects

JBA has recently embraced a new business structure based on specialist teams. Each month, the JBA Alert is profiling a new team by identifying the key team members and services available to clients. This edition, we profile the Coastal and Regional Projects team, led by Director [Terry Wetherall](#).

Coastal and Regional Projects is a specialist team of JBA Planning, providing development advice and planning services that are tailored to coastal and regional markets throughout NSW. Members of this specialist team have a strong coastal and regional background that traces back many years, particularly in the Illawarra region.

JBA Planning is now successfully expanding its services into the Hunter, Central Coast, far South Coast, Riverina and North Coast regions, to provide quality planning services and fresh ideas for greater New South Wales.



In This Issue	
News	
+ New NSW Government	
+ Part 3A Scrapped	
+ Amendment to Sydney Harbour REP	
Feature Article	
+ JBA Coastal & Regional Team Profile	
Regular Columns	
+ New LEPs Published	
+ JBA Approved Projects	
+ Staff Update	

### Key Services

- Development Applications and Section 96 applications
- Part 3A applications
- Part 5 EIS/REF preparation
- Planning proposals (rezoning or LEP changes).



“Sharing our planning knowledge and skills with the coastal and regional communities of New South Wales.”

## Coastal & Regional - Team

### In This Issue

#### News

- + New NSW Government
- + Part 3A Scrapped
- + Amendment to Sydney Harbour REP

#### Feature Article

- + JBA Coastal & Regional Team Profile

#### Regular Columns

- + New LEPs Published
- + JBA Approved Projects
- + Staff Update

*“Planning for regional, coastal and rural areas is different to urban planning. However navigating the planning system, particularly for larger projects is not. We understand both better than anyone.”*



**Terry Wetherall**  
Director

Terry has over 25 years experience in providing a range of specialist town planning and property valuation services. Terry joined JBA Planning as a Partner in 2007, following the merger of JBA Planning with Terry’s firm - TCW Consulting of Wollongong. Based in our Wollongong office, Terry has an in-depth knowledge of the Illawarra and South Coast region. He has held numerous senior positions in the Illawarra region, including President of the Wollongong Chamber of Commerce and President of the Illawarra Business Chamber.



**Stephanie Ballango**  
Associate

Stephanie has over 10 years of urban and regional strategic and statutory planning experience. Prior to joining JBA Planning, Stephanie was a Team Leader in the Department of Planning’s Strategic Assessment Branch, and was responsible for the assessment of several State significant sites. Since joining JBA Planning in 2008, Stephanie has managed a number of projects including the Tweed Heads Revitalisation Strategy, Huntlee Concept Plan, Sanctuary Villages, WIN Stadium and the former Newcastle Hospital Site Concept Plan.



**Andrew Wilson**  
Associate

Andrew is a highly experienced regional planner working for over 15 years in consultancy and for State and local governments. Over the last 10 years at JBA Planning, Andrew has managed numerous rural, regional and coastal projects including the preparation of plans and reports for land use strategies, re-zonings, masterplans, major development applications, planning advice and Part 3A Major Projects. The projects managed by Andrew extend from the Cobaki Lakes residential project at Tweed Heads in the north to the Cattle Bay Eden resort in the south.



**Claire Wright**  
Senior Planner

Claire joined JBA in March 2007 and was promoted to the position of Senior Planner in July 2010. At JBA, Claire has been responsible for preparing Part 3A Concept Plans and Project Applications, and a number of development applications for residential, commercial, retail and special use developments. Claire’s recent coastal and regional projects include a Part 3A Concept Plan for Cobaki Lakes Estate and development applications for WIN Stadium and Jamberoo Action Park.



**Karl Fetterplace**  
Urban Planner

Karl Fetterplace has recently joined JBA Planning as an urban planner. Karl has over 2 years experience in strategic planning and recently completed the Bachelor of Planning degree at the University of New South Wales. Karl came to JBA from Wollondilly Shire Council and before that worked at the Department of Planning. Karl is currently working on a number of residential and mixed use DAs in the Illawarra and Southern Highlands Regions and is also working on the Orange-Bloomfield Hospital site.

## Coastal & Regional - Projects

### In This Issue

#### News

- + New NSW Government
- + Part 3A Scrapped
- + Amendment to Sydney Harbour REP

#### Feature Article

- + JBA Coastal & Regional Team Profile

#### Regular Columns

- + New LEPs Published
- + JBA Approved Projects
- + Staff Update

### Jamberoo Action Park

Jamberoo Action Park is a well-known and popular regional recreation facility south of Wollongong. Subdivision of the land has enabled the expansion of the Park and introduction of the "Wave Rider", additional food outlets and car parking. JBA Planning is currently working on a planning proposal (rezoning) to enable further expansion of the park.

*Client: J Eddy*



Jamberoo Action Park, J Eddy



Tweed Heads City Centre Revitalisation Plan

### Tweed Heads City Centre Revitalisation Plan

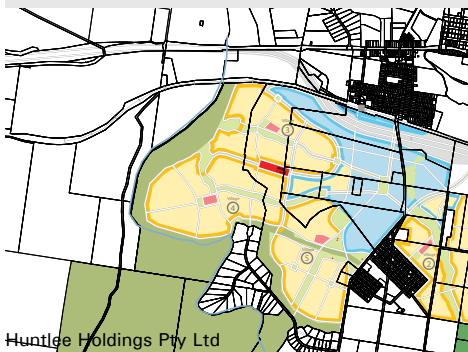
JBA Planning assisted Tweed Shire Council and the Department of Planning's Cities Taskforce Team to develop a vision and planning strategy to revitalise the Tweed Heads North and South precincts. The project involves the development of a vision for the city centre addressing urban design, land use, traffic and transportation considerations as well as the subsequent development of a suite of planning documents including a Vision, LEP, DCP and Civic Improvement Plan. These documents mirror earlier planning work prepared for the 'Six Cities' including, Parramatta, Wollongong and Liverpool CBDs.

*Client: Tweed Shire Council*

### Huntlee New Town, Branxton

The largest greenfields Part 3A project to date in NSW, the SEPP Amendment and Concept Plan for Huntlee will provide for some 7,200 lots, 160ha of employment lands and a mixed use town centre. The \$1.8 billion project includes the creation of a conservation offset scheme and the management of nearby heritage items.

*Client: Huntlee Holdings Pty Ltd*



Huntlee Holdings Pty Ltd



WIN Stadium, Communities NSW

### WIN Stadium, Wollongong

JBA Planning is assisting Communities NSW with its redevelopment of the WIN Stadium at Wollongong. The Part 4 Development Application seeks approval for the construction of a new Western Grandstand comprising over 5,700 seats, corporate function facilities and 440m<sup>2</sup>

leasable floor space which will activate the Grandstand's Harbour Street frontage. Two new ticket offices and the reconfiguration of Harbour Street to facilitate public domain improvements are also proposed.

*Client: Communities NSW*

## New LEPs Published

There are no new LEPs published since our Alert. However we can report that the [Hills Shire Council Draft Local Environmental Plan 2011](#) is currently on public exhibition. The draft LEP applies to the whole of the LGA, with the exception of land in the North Kellyville Growth Centre. The draft LEP has been prepared in the Standard Instrument format. Council has prepared a number of supporting documents to justify land use changes, environmental and growth strategies throughout the LGA, and a new [draft DCP](#) is also on exhibition.

Formal submission are due by **Friday 13 May 2011**.

The supporting documents include:

- [Residential Direction](#)
- [Employment Lands Direction](#)
- [Centres Direction](#)
- [Rural Lands Strategy](#)
- [Waterway Direction](#)
- [Integrated Transport Direction](#)
- [Environment and Leisure Direction](#)

In This Issue	
News	
+	New NSW Government
+	Part 3A Scrapped
+	Amendment to Sydney Harbour REP
Feature Article	
+	JBA Coastal & Regional Team Profile
Regular Columns	
+	New LEPs Published
+	JBA Approved Projects
+	Staff Update

## Amendment to Sydney Harbour REP

The [Sydney Regional Environmental Plan \(Sydney Harbour Catchment\) 2005](#) (Sydney Harbour REP) was amended on 3 March 2011 to permit subdivision within the harbour where land is to be used for:

- development the subject of an existing development consent, Part 3A project approval or that is an existing use;
- exempt development or development of an activity that may be carried out without consent, or
- development authorised under any Commonwealth legislation.

The area of subdivision will be limited to the geographical boundary of the relevant development. Previously, subdivision was not permitted in Sydney Harbour.



## JBA Approved Projects

### Westmead Millenium Institute

In January 2011, the Minister for Planning granted Part 3A Project Application approval for an 8 storey (12,921m<sup>2</sup>) medical research facility at Westmead Health Campus to accommodate the Westmead Millennium Institute (WMI). With a capital investment value of \$124.2 million, the Bligh Voller Nield designed building will accommodate existing WMI staff within consolidated and world class modern research facilities and enable WMI to continue to be one of Australia's largest and most productive medical research institutes.



Source: BVN Architecture

### Blacktown Drive In

JBA recently assisted Amalgamated Holdings Limited in securing development approval under the Western Sydney Parklands SEPP for a 122 room hotel on the Blacktown Drive-In site at Prospect. Located within the Prospect Recreation precinct of the Western Sydney Parklands, the hotel will form part of a major recreation and tourism precinct for Western Sydney which also includes the proposed Wet'n'Wild Sydney.



Source: PTI Architects

# Staff Update

## New CEO for JBA



JBA is pleased to announce the appointment of Ian Robertson to the position of CEO of JBA Planning from 1 March 2011. This new appointment allows former

CEO James Harrison to focus on high level planning advice and passing his knowledge on to the up coming planners within JBA.

Ian joined JBA in 2008 as Practice Manager and more recently has performed in the role of Chief Operating Officer. Ian

is a qualified accountant with a Masters in Business Administration and a graduate diploma in Psychology. Prior to joining JBA, he ran his own consultancy business. Ian has more than 20 years diverse experience in corporate environments, delivering increased success for businesses through strategic and business planning, change management, systems reviews and financial management. Ian is married with 14 year old twins (girl and boy) and a 9 year old son. In his spare time Ian enjoys keeping fit and is currently in training for his 5th half marathon. On behalf of the Directors of JBA we congratulate Ian on his appointment and look forward with working with him to deliver the next phase of growth for JBA.

In This Issue	
News	
+ New NSW Government	
+ Part 3A Scrapped	
+ Amendment to Sydney Harbour REP	
Feature Article	
+ JBA Coastal & Regional Team Profile	
Regular Columns	
+ New LEPs Published	
+ JBA Approved Projects	
+ Staff Update	

## University Medal Winner and Graduates

### Kate Tudehope



JBA congratulates Urban Planner Kate Tudehope for winning the University Medal for the UNSW Bachelor of Planning degree. Kate has worked

at JBA for over 2 years and her award is a testament to her hard work and dedication.



**Stephen Gouge**



**Karl Fetterplace**

JBA also congratulates Urban Planners Stephen Gouge and Karl Fetterplace on their recent graduation from the Bachelor of Planning degree.



## New Baby for Elise

JBA is excited to announce the birth of Principal Planner Elise Cramer's second baby, son Zachary Emerson Butt. Zachary was born early on 23 March weighing 4.1kg and 52cm in length.