

In This Issue

Click on headlines
for more detail...

Welcome

Planning Assessment Commission and Joint Regional Planning Panels Announced

Exempt and Complying Codes Released

James Harrison admitted as Fellow of Planning Institute

Draft Plans on Exhibition

Aged Draft SEPPs, REPs and LEPs to no Longer Apply

Western and Central Precinct Plans Exhibited

JBA Projects Update

Political Donations Update

MS Sydney to the Gong Bike Ride

JBA Staff Update

For more information
and feedback on this
newsletter, please contact
Kathryn Werner on:
T: 02 9956 6962
E: jbaalert@jbaplanning.com.au
W: www.jbaplanning.com.au

Welcome to the December edition of the JBA Alert!

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

Since our last edition, the new Minister for Planning, Kristina Keneally MP has released more details about the operation of the Planning Assessment Commission and Joint Regional Planning Panels, and several long-awaited draft local environmental plans have been placed on public exhibition.

In addition, the Department of Planning has advised that unmade draft planning instruments, including draft SEPP 66 (Integrated Land Use and Transport) will not need to be considered in the assessment of development applications from 1 March 2009.

We also congratulate JBA CEO **James Harrison** and his admission as a Fellow of the Planning Institute, Senior Planner **Robert Stark** on the birth of his baby daughter Harriet and Senior Planner **Jenna Tuite** on completing her Masters Degree.

And finally, all of us here at JBA would like to wish you a very happy and safe Christmas and New Year, and we look forward to continuing to work with you in 2009!

Kind regards,
Kathryn Werner (editor)

Planning Assessment Commission and Joint Regional Planning Panels Announced

On Friday 5 December, the Minister for Planning, the Hon Kristina Kenneally MP announced which applications will be determined by the Minister for Planning or the Planning Assessment Panel (PAC).

The PAC will determine Project Applications under Part 3A of the Environmental Planning and Assessment Act in the following circumstances:

- If the applicant has made a **reportable political donation** over \$1,000 within the previous two years from the date of lodgement; or
- If the project is in a **Planning Minister's electorate** (currently the electorate of [Heffron](#) in south eastern Sydney); or
- Projects where the Minister for Planning has a **pecuniary interest**; other than a project application for an infrastructure project where the proponent is a public authority, other than a local authority.

Where the Planning Assessment Commission proposes to impose a condition on an approval which would require a proponent to enter into a voluntary planning agreement to which the Minister for Planning or the Corporation is a party, the Planning Assessment Commission must consult with the Minister for Planning in relation to any such condition before determining the project application.

In This Issue

Click on headlines
for more detail...

Welcome

Planning Assessment Commission and Joint Regional Planning Panels Announced

Exempt and Complying Codes Released

James Harrison admitted as Fellow of Planning Institute

Draft Plans on Exhibition

Aged Draft SEPPs, REPs and LEPs to no Longer Apply

Western and Central Precinct Plans Exhibited

JBA Projects Update

Political Donations Update

MS Sydney to the Gong Bike Ride

JBA Staff Update

For more information
and feedback on this
newsletter, please contact
Kathryn Werner on:
T: 02 9956 6962
E: jbaalert@jbaplanning.com.au
W: www.jbaplanning.com.au

Planning Assessment Commission and Joint Regional Planning Panels Announced continued...

The Minister has not delegated her determination functions for any Part 3A that has "critical infrastructure" projects (as provided by section 23(8) of the EP&A Act).

Other major projects will continue to be determined by the Minister for Planning. The Department of Planning will conduct the assessment of all Part 3A projects and make recommendations to the PAC or Minister for Planning, as relevant, for their determination.

In addition, it is understood the Joint Regional Planning Panels will commence operation on 1 July 2009. They will:

- determine residential, commercial, tourism and mixed use development applications over \$10 million (based on Capital Investment Value);
- determine crown development, private infrastructure and ecotourism development over \$5 million (based on Capital Investment Value);
- determine development applications where the council is the proponent, has a significant financial interest or otherwise wishes; and
- review council decisions where a third party has a right to seek a review (eg neighbour reviews and where development standards have been exceeded using SEPP 1 (or the equivalent clause in new LEPs) by 25%).

Most coastal projects currently listed in Schedule 2 of the Major Projects SEPP are expected to be removed from the SEPP (they will become development applications under Part 4 of the Environmental Planning and Assessment Act), and their assessment and determination returned to Councils (or the JRPP, depending on their value).

Councils will conduct the assessment, community consultation and make recommendations to the JRPP for determination.

The Department of Planning is preparing Regulations, an amendment to the Major Projects SEPP and Guidelines to give effect and provide assistance to applicants in relation to the new determination bodies.

Exempt and Complying Codes Released

On Friday 12 December, the Minister for Planning, the Hon Kristina Keneally MP [released](#) Codes for Exempt Development and General Housing at the Sydney Convention and Exhibition Centre.

The Codes, which are enacted via the State Environmental Planning Policy (Exempt and Complying Development) will commence on 27 February 2009 and includes standards for 40 minor types of development that are classed as exempt, ranging from access ramps to windmills.

The complying development code for 1 and 2 storey dwellings on lots over 450m² will include development standards such as site coverage, building heights and setbacks, dwelling size and carparking, as well as standard conditions and notice requirements. It will apply across NSW, however areas that are flood prone, heritage items, conservation areas and scenic protection areas are excluded.

Future codes for small lot housing, rural residential housing and business (for development such as fitouts and change of use) are currently being developed.

In This Issue

Click on headlines for more detail...

Welcome

Planning Assessment Commission and Joint Regional Planning Panels Announced

Exempt and Complying Codes Released

James Harrison admitted as Fellow of Planning Institute

Draft Plans on Exhibition

Aged Draft SEPPs, REPs and LEPs to no Longer Apply

Western and Central Precinct Plans Exhibited

JBA Projects Update

Political Donations Update

MS Sydney to the Gong Bike Ride

JBA Staff Update

For more information and feedback on this newsletter, please contact Kathryn Werner on:
T: 02 9956 6962
E: jbaalert@jbaplanning.com.au
W: www.jbaplanning.com.au

James Harrison admitted as Fellow of Planning Institute

JBA CEO **James Harrison** has been admitted as a Fellow of the Planning Institute of Australia. He was presented with his certificate at the Gala Dinner for the Planning Institute of Australia NSW Awards for Excellence, held at Doltone House on 6 November 2008.



James' appointment as Fellow recognised his distinguished career in planning at the highest level, including nine years as the Director of Planning at South Sydney Council, where he oversaw the innovative and award-winning planning and urban renewal of a large area of former industrial land around Green Square. James has over 25 years' experience in planning and is highly respected by his peers for his well-considered, intelligent and solution-orientated approach to planning.

Nominees for the position of Fellow must demonstrate to the PIA National Council that the Fellow has "rendered distinguished service to one or more of the disciplines of the Institute". Such service is outstanding and generally performed by a planner considered eminent and superior in reputation.

Draft Plans on Exhibition

Many metropolitan and regional councils are updating their local environmental plans in line with the Standard Instrument (Local Environmental Plans) Order 2006 (the LEP Template). Other councils are undertaking non-statutory exhibitions of planning studies or strategies that are a prelude to preparing draft LEPs.

The following are currently on public exhibition:

- Draft Ku-ring-gai Local Environmental Plan (Town Centres) 2008 on [exhibition](#) until 19 December 2008.
- Draft Penrith Local Environmental Plan 2008 on [exhibition](#) until 19 December 2008.
- Draft Ryde Local Environmental Plan 2008 on [exhibition](#) until 16 January 2009.
- Draft precinct plans for Riverstone and Alex Avenue release areas in the North West Growth Centre are on [exhibition](#) until 6 February 2009.

In addition, the Minister for Planning has [announced](#) that the draft subregional strategies for North West and South West Sydney are to be reviewed following the deferral of the North West Metro and upgrading of the line between Schofield and Vineyard, changes to the staging of the South West Rail Link and revised population projections for the metropolitan area. It is not known when the revised strategies will be placed on public exhibition.

Aged Draft SEPPs, REPs and LEPs to no Longer Apply

The Department of Planning has [advised](#) that from 1 March 2009, draft environmental planning instruments that have not been made in three years since their exhibition will no longer need to be considered when assessing an application under section 79C of the Environmental Planning and Assessment Act. The change relates to outdated draft SEPPs, such as draft SEPP 66 (Integration of Land Use and Transport), draft Regional Environmental Plans and draft Local Environmental Plans. It is expected the changes will commence at the same time as the amendments to the new LEP "gateway" process as foreshadowed by the former Minister for Planning, Frank Sartor earlier this year, as part of the Planning Reform Agenda.

In This Issue

Click on headlines for more detail...

Welcome

Planning Assessment Commission and Joint Regional Planning Panels Announced

Exempt and Complying Codes Released

James Harrison admitted as Fellow of Planning Institute

Draft Plans on Exhibition

Aged Draft SEPPs, REPs and LEPs to no Longer Apply

Western and Central Precinct Plans Exhibited

JBA Projects Update

Political Donations Update

MS Sydney to the Gong Bike Ride

JBA Staff Update

For more information and feedback on this newsletter, please contact Kathryn Werner on:
T: 02 9956 6962
E: jbaalert@jbaplanning.com.au
W: www.jbaplanning.com.au

Western and Central Precinct Plans Exhibited

The Maryland Development Company (a joint venture company comprising Lend Lease Development and Comland Limited) is developing the 1,545 ha former ADI site at St Marys. Draft Precinct Plans for the Western and Central Precincts (along with a concurrent draft amendment to SREP 30 – St Marys) were exhibited during October / November 2008.

The Precinct Plans (lodged with Penrith City Council) seek broad planning approval consistent with SREP 30, and will result in a mix of employment, community and residential uses, as well as new road connections and the provision of public open space and riparian corridors.

The 229 ha Western Precinct is expected to accommodate approximately 2,450 dwellings and a residential population in the order of 6,400 over the next 10 years. The 133.1 ha Central Precinct will accommodate approximately 970 dwellings and a residential population in the order of 2,500 over the next 10 years. Overall, about 760 jobs incorporating a range of skill levels in light industrial and light manufacturing sectors are anticipated to be created as a result of the development.

JBA Projects Update

Recently on exhibition:

- Stone Cutters Ridge Clubhouse Precinct, Colebee for Medallist Golf Holdings. DA for the Golf Clubhouse and Village Centre including 300m² community facility, 3000m² 'Village Green', café, outdoor pool and tennis courts. The Clubhouse Village will be the focal point for the Colbee Release Area which will accommodate approximately 820 new dwellings when completed.
- 23 Scrivener Street, Warwick Farm for IPMG. Part 3A Project Application for the modification, refurbishment and extension of the existing Kimberley Clark manufacturing plant, into a new 40,000m² Rotogravure printing facility for print production, warehousing and distribution.
- Kogarah Golf Course for Cook Cove Development Corporation. Stage 2 DA for construction of the golf course and public open space. The DA includes remediation of the site, environmental improvement works and construction of the "missing link" of the Bay to Bay Cycle Way.



Stone Cutters Ridge Clubhouse Precinct

JBA recently secured approval for the following projects:

- Concept Plan for a new private hospital precinct in the City of Orange for Savage Properties. The precinct is located on the site of a former drive-in theatre, opposite the new Orange Base Hospital. It includes a private hospital, "medi-hotel" and a 10,800m² of residential units.
- Redevelopment of the Eastwood Shopping Centre was approved by the Council of the City of Ryde for Eastwood Centre Developments. The DA includes 13,500m² of retail floor area, 1,600m² of commercial floor area, 1,700m² restaurant, 800m² childcare centre and 195 residential units in four towers.
- A new 25 bedroom boarding house in Grosvenor Street, Randwick was approved by Randwick Council for Anthony and Maria Alexandrou.
- The City of Sydney recently approved a Stage 1 DA at 200 George Street, Sydney for Mirvac Projects Pty Ltd. The approval is for the envelope of a new 43,269m² commercial building up to 31 storeys, plus 70 car spaces and loading/service area in 2 basement levels and ground level retail, restaurant, café, telephone exchange and plant.



Orange Private Hospital

In This Issue

Click on headlines for more detail...

Welcome

Planning Assessment Commission and Joint Regional Planning Panels Announced

Exempt and Complying Codes Released

James Harrison admitted as Fellow of Planning Institute

Draft Plans on Exhibition

Aged Draft SEPPs, REPs and LEPs to no Longer Apply

Western and Central Precinct Plans Exhibited

JBA Projects Update

Political Donations Update

MS Sydney to the Gong Bike Ride

JBA Staff Update

Political Donations Update

Additional information has been [released](#) by the Department of Planning to clarify the process for declaring political donations when making a planning application or submission. From 1 October 2008, persons or entities lodging an application, making a submission on an application or making a request to the Minister for Planning for a matter to be considered under Part 3A of the Environmental Planning and Assessment Act, are required to declare if they have made a "reportable political donation" in the past two years.

MS Sydney to the Gong Bike Ride

JBA Principal Planner **Clare Rees** recently participated in the 90 km Sydney to Bike Ride, raising money for Multiple Sclerosis Australia. Clare completed the ride in 4 hours 20 minutes (bike time), which amounted to 5.5 hours overall including rest stops.



Clare is particularly happy with this time as 'bottlenecks' – caused by over 10,000 riders using a single road – were included in her overall time. The hardest part of the race was not the 3 km incline out of the Royal National Park, but the hope that there were no further difficult hills after this time, but there were!

Clare kept herself well fuelled across the day consuming a mammoth 3 pieces of peanut butter toast, 3 Weet-Bix, 2 bottles of Gatorade, 3 muffin bars, 2 peanut butter sandwiches, 2 "Gu's". She topped it off with Mexican food and a bottle of white for dinner.

JBA CEO, James Harrison generously matched dollar for dollar the sponsorship dollars contributed by JBA Staff, meaning Clare has raised \$820 for the MS cause.

JBA Staff Update

Senior Planner **Robert Stark** and his wife Anthea celebrated the arrival of their daughter Harriet on Melbourne Cup Day (4 November). Harriet managed to win the office sweep despite only being eight hours old, but frivolously wasted her winnings on nappies and champagne. The new family is doing well.



JBA congratulates Senior Planner **Jenna Tuite** on her graduation from the University of Wollongong with a Master of Science (Coastal Planning and Management). Jenna's course is targeted at improving the management of environmental and social issues experienced in coastal regions.

JBA Partner **Lesley Bull** will return from maternity leave in early February. Lesley will be working on a part time basis, 3.5 days per week, juggling work and parenting responsibilities. We look forward to having her back in the office!

In addition, JBA Associate **Clare Brown** will also be returning to work in early February. Clare has been on secondment to the Department of Planning where she has been busily implementing numerous reforms to the planning system.

For more information and feedback on this newsletter, please contact Kathryn Werner on:
T: 02 9956 6962
E: jbaalert@jbaplanning.com.au
W: www.jbaplanning.com.au