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Welcome to the JBA Alert!



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

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In this edition we are pleased to announce the promotion of Andrew Duggan to Director and Alexis Cella to Senior Planner. We also welcome new planner Urban Planner Stephen Gouge.

We also profile some recently approved JBA projects, proposed State Government policy changes and recently published or exhibited LEPs.

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

Kind regards,

Andrew Duggan and Lindsey Gray
(editors)

JBA Approved Projects



JBA congratulates Lend Lease on the State Government's approval of the Barangaroo South Concept Plan Modification and gazettal of the rezoning.

The approval enables significant design improvements that strengthen the connection of Barangaroo with the rest of Sydney; greatly improves public spaces; creates a more dynamic place with increased residential uses and a much more active waterfront, with improved view sharing and

solar access. JBA Planning has been working with Lend Lease for the past three years and is pleased to celebrate this important milestone which will see the site undergo a \$6billion transformation to form the CBD's western fringe.

JBA Approved Projects

The "Money Box" Building – LEP Amendment and Stage 2 DA for 108-120 Pitt Street, Sydney

JBA Planning has been providing statutory planning services to Colonial First State Global Asset Management since 2005 in respect of the redevelopment of its asset at 108-120 Pitt Street Sydney, known as the "Money Box" Building. JBA's on-going high level negotiation with City of Sydney Council and the Department of Planning has resulted in the preparation of a site specific LEP Amendment through the new streamlined LEP Gateway Process to accommodate a commercial addition to the building. Site specific amendments to Section 2.12 of City of Sydney Development Control Plan 1996 have also been prepared. The LEP Amendment for the site was gazetted in August 2010, with the Stage DA approved by the CSPC in October 2010.



Source: JPW Architects courtesy of Colonial First State Global Asset Management

Marsden Park Industrial Precinct Rezoning

JBA recently assisted the Department of Planning to prepare the Growth Centres (Marsden Park Industrial Precinct) SEPP amendment to rezone the Marsden Park Industrial Precinct within the North-West Growth Centre. Marsden Park Industrial Precinct is the seventh Growth Centre precinct to be rezoned since 2005 and will accommodate 10,000 new jobs and 1,200 new homes. The Marsden Park Industrial Precinct will allow for a variety of uses, including:

- 1,200 homes near the planned Marsden Park town centre for 3,500 people;
- 70 hectares of commercial land;
- 40 hectares of bulky goods retailing;
- 206 hectares of industrial land; and
- 63 hectares of conservation land and open space.

The rezoning is accompanied by a new Development Control Plan, which was also prepared by JBA Planning.

Planning Appeals Legislation Amendment Bill 2010

A number of changes were made recently to the Land and Environment Court Act 1979 and Environmental Planning and Assessment Act 1979 relating to planning appeal and reviews of determinations made by Councils.

It is expected that these changes will come into force in February 2011.

The changes include

- a new right of review which enables an applicant to ask a Council to review a decision made in relation to a modification application (i.e. a section 96 application) – similar to the current section 82A review of development applications;
- a shortening of the period during which an applicant may lodge a merit appeal from 12 to 6 months;
- changes to the scope of costs orders that the Land and Environment Court makes when an applicant amends its application during the course of an appeal;
- introduction of a mandatory conciliation-arbitration system for detached single dwellings and dual occupancies including subdivisions and other development where requested by the parties; and
- a new review process which enables an applicant for a development application to seek a review by Council of the Council's decision to reject a development application without determining it, where there is inadequate information or non-compliance with statutory compliance.



New LEPs Introduced

Auburn LEP 2010 gazetted

Auburn Council became the latest local council to introduce a [new local environmental plan](#) (LEP) in line with the Standard Instrument. Auburn LEP 2010 rezones significant portions of employment land to provide a number of new opportunities for job growth, particularly within Sydney Olympic Park. Land along the arterial roads of Parramatta Road and Silverwater Road have been rezoned from industrial land to enterprise

corridors, permitting large scale retail and commercial development. The LEP will also expand the centres of Lidcombe and Auburn and increase housing opportunities, with the planning controls providing for up to 13,000 new dwellings.

The Wentworth Point Precinct is identified as a deferred matter and Sydney Regional Environmental Plan No. 24 – Homebush Bay will continue to apply.

Draft Plan as Exhibition

North Sydney LEP and DCP to be updated

North Sydney Council recently announced they will place their updated local environmental plan (LEP) and development control plan (DCP) on public exhibition in January 2011 for a period of six weeks. The new LEP will be in the form of the Standard Instrument and identify locations for further employment and residential growth across the LGA. Following the exhibition of the draft instruments, Council will consider the submissions received, make any required changes (in response to the submissions) and forward the revised draft LEP onto the Department of Planning to be made. The DCP will be adopted by Council and come into force with the making of the LEP by the Minister for Planning.

Once on exhibition, JBA will review the draft instruments and identify how the controls differ to those currently in place.

Rockdale LEP on Exhibition

Rockdale City Council recently placed their new [local environmental plan](#) (LEP) and [development control plan](#) (DCP) on public exhibition. Both draft instruments propose to replace the existing LEPs and planning scheme ordinance (PSO) that currently apply across the council area.

The exhibition period closes on 17 December 2010, you can email a submission to planning@rockdale.nsw.gov.au

Urban Renewal SEPP

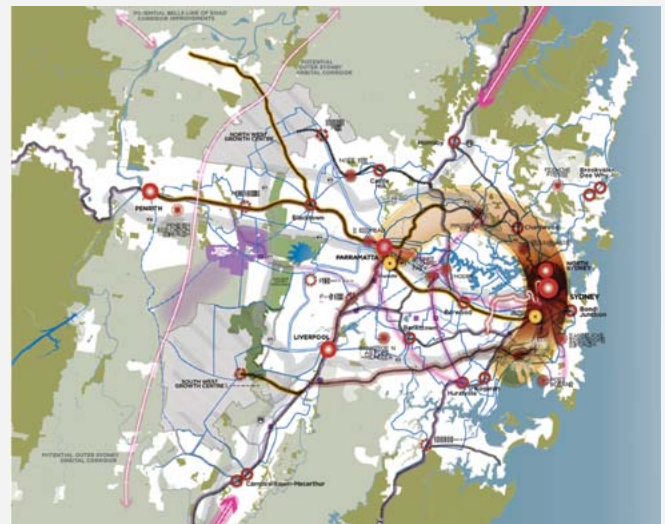
The NSW Government also released the [Urban Renewal SEPP](#) in December 2010. The SEPP outlines the necessary criteria and steps for identifying an existing urban precinct for renewal and revitalisation. Typically a potential urban renewal project identified under the SEPP will be within 1km of a transport hub. The first three precincts identified under the SEPP are Redfern-Waterloo, Granville town centre and Newcastle CBD.

Metropolitan Plan Released

The release of the [Metropolitan Plan for Sydney 2036](#) by the Premier on 16 December consolidates the results of the 2010 Metropolitan Strategy Review and the NSW Metropolitan Transport Plan.

The updated plan aims to provide housing, employment and transport to cater for Sydney's projected population growth of 57,000 people per year over the next two decades. The focus of the Metropolitan Strategy to create a 'City of Cities' is maintained, with Parramatta to play a key role as the premier Regional City and Sydney's second CBD. It is anticipated that half of the additional 760,000 jobs required to provide for population growth will be provided in Western Sydney, where half of Sydney's population will live by 2036.

A new Metropolitan Plan Delivery Group will track progress on the delivery of the plan's outcomes and provide a public annual update report with expanded performance indicators.



JBA Staff Update



Departure of Clare Brown

We are sad to announce the resignation of Clare Brown from JBA Planning. Clare will be leaving on Wednesday the 22nd of December 2010 to pursue a new career direction outside JBA.

Clare has been an integral senior member of JBA and made a valuable contribution to the Company, most recently as the Director of our Research and Advice team. Clare will be sorely missed by all the Directors and staff. We wish her every success with her future career and look forward to continuing our relationship throughout the years ahead.

JBA Promotions Director, Research and Advice

JBA is delighted to announce the promotion of Andrew Duggan, from Associate, to Director of our Research & Advice team, effective from 1 January 2011.

Andrew originally joined JBA in 2000. Following the completion of his legal studies in 2004, Andrew left JBA to work as a solicitor with Minter Ellison Lawyers where he was promoted to the position of Senior Associate in 2006. In 2007 he left Minter Ellison to join a private development company.

Andrew rejoined JBA in 2009 as an Associate, responsible for providing high level advice on planning and land use matters, and as a Project Director on several large and complex development projects.

Andrew brings considerable experience and expertise in the application of Federal and NSW planning and environmental law, to the benefit of all our clients.

On behalf of everyone at JBA we congratulate Andrew on his new appointment and look forward to his able stewardship of our Research and Advice Team in 2011 and beyond.



Senior Planner, Metropolitan Projects

JBA also congratulates Alexis Cella B RTP (Hons) on his promotion to the role of Senior Planner within the Metropolitan Projects team. Alexis joined JBA in March 2010 with over 7 years experience working interstate and internationally within the private sector, Local Government and State Government.



At JBA, Alexis has provided both private and public sector clients with a full range of planning and development services, including providing due diligence and planning advice and preparing Environmental Assessment Reports for Part 3A Projects, Environmental Impact Statements, Statements of Environmental Effects, and Part 5 Review of Environmental Factors.

Some of Alexis' most recent projects include a Part 3A Project Application for a medical research facility at Westmead, a Part 3A Project Application for a private hospital at Hornsby, a development application for a place of public worship at Auburn, and numerous Part 5 Review of Environmental Factors for development at Macquarie University. Alexis has also been extensively involved with the staged development of the St Marys urban release area.

Welcome new Planner



JBA welcomes Urban Planner Stephen Gouge to our Research and Advice team. Stephen comes to JBA after completing a Bachelor of Planning degree at the University of New South Wales. Stephen has experience in both the public and private sector working at both City of Sydney and Strathfield Councils and prior to that working in a Sydney based planning consultancy.

Outside of the office Stephens enjoys surfing, playing touch football, as well as being involved in surf boat rowing. Stephen enjoys cooking and is excited about working at JBA.

JBA Staff Update



JBA congratulates Senior Planner Jenna Tague on her wedding to Matt. Jenna has recently returned to the office after her honeymoon in Tasmania.

JBA also congratulates Urban Planner Lindsey Gray who recently became engaged to partner Mitchell.

JBA welcomes back Associate Vivienne Goldschmidt from her holiday to the Galapagos Islands.

We thank all the boys for their efforts and everyone who donated to the worthy cause.

To show their support for the Movember Foundation, five JBA staff members donated their faces as the canvases for five very different moustaches. On 26 November, JBA held a mo-off to further raise funds and showcase the lads' hard work. Director Andrew Duggan took out the winning mo' trophy with a Don Johnson (Miami Vice) look, closely followed by Urban Planner Alexis Cella, Urban Planner Intern Michael Oliver, COO Ian Robertson and Principal Planner Tim Ward with equally impressive moustaches.



Movember 2010