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Welcome to the February edition of the JBA Alert!

The JBA ALERT is a monthly newsletter from JBA Urban Planning Consultants + TCW Consulting.

We received great feedback on last month's first edition of the "JBA ALERT" and will introduce new columns and features to keep staff and key JBA clients informed of current planning issues and what's happening at JBA.

In this edition, we preview the new draft planning controls for Macquarie Park, highlight the first of the new local plans prepared in line with the standard instrument, and introduce you to new members of the JBA team. We also launch a new feature, where we profile a JBA staff member, and their achievements in and out of the office. This month we talk to Bernard Gallagher.

Again, we hope you enjoy the February edition of the JBA ALERT and look forward to receiving any comments or feedback you have.

Kind regards,
Kathryn Werner (editor)

Draft Planning Controls for Macquarie Park

The City of Ryde has released [draft planning controls](#) for the Macquarie Park Corridor. According to Council, the controls will help manage investment and development in the Macquarie Park Corridor, and will have a direct bearing on the economic, environmental and social characteristics of new development throughout the Corridor.

Planning documents on exhibition include a new comprehensive DCP, and revised LEP maps for building height, floor space, carparking, road network and land use zones. The land use zones are consistent with the standard LEP developed by the Department of Planning. The DCP also incorporates detailed urban design guidelines for the built form, and public and private open space.

The draft plans were developed following consultation with land owners and key stakeholders, and are on exhibition until 14 March 2008.



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JBA Staff briefed on Planning Reforms

At JBA's regular in-house seminars, JBA planners were briefed by senior Department of Planning staff on the recent reforms to the NSW planning system. At the seminar on 1 February, Yolande Stone (Director, Sector Strategies and Systems Innovation), provided a detailed overview of the new Infrastructure SEPP, and the amendments to SEPP 64 – Outdoor Advertising.

The gazettal of the Infrastructure SEPP in early 2008 saw 20 SEPPs repealed and a further 50 EPIs amended. Ms Stone advised that this SEPP has precedence over all instruments, other than the Major Projects SEPP, SEPP 14 (coastal wetlands) and SEPP 26 (littoral rainforests).

In his presentation to JBA on 15 February, Phil Leijten (Acting Manager, Planning Reform Unit), highlighted the latest amendments to the LEP template, including the timeframe for the release of the first round new comprehensive local plans. He advised on the timing of release of new LEPs, how new land use zones and definitions should be applied, and how spot rezonings should be progressed.

Development Contributions for Regional Cities

Following the gazettal of new plans for each of the six regional cities, development contributions plans have also been finalised. Generally, contributions are levied under [section 94A](#) of the EP&A Act as a percentage of the cost of carrying out the development.

<i>Liverpool</i>	Land within the Neighbourhood Centre, Commercial Core, Mixed Use or Enterprise Corridor zone <ul style="list-style-type: none">less than \$1,000,000 – Nil\$1,000,000 or more – 3% Land within the High Density Residential or Light Industrial zone <ul style="list-style-type: none">less than \$1,000,000 – Nil\$1,000,000 or more – 2%
<i>Wollongong</i>	<ul style="list-style-type: none">Up to and including \$250,000 – NilMore than \$250,000 – 2%
<i>Gosford</i>	<ul style="list-style-type: none">Up to and including \$250,000 – NilMore than \$250,000 – 4%
<i>Parramatta</i>	<ul style="list-style-type: none">Up to and including \$250,000 – NilMore than \$250,000 – 3%
<i>Newcastle</i>	<ul style="list-style-type: none">Up to and including \$100,000 – NilMore than \$100,000, up to and including \$200,000 – 0.5 per centMore than \$200,000, up to and including \$250,000 – 1 per centMore than \$250,000 – 3 per cent

Penrith City Centre is levied somewhat differently under section 94 of the EP&A Act, with a more complex array of contributions, which we recommend you obtain directly from the Cities Taskforce [website](#).

For more information and feedback on this newsletter, please contact Kathryn Werner on:
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Draft Comprehensive LEPs on Exhibition

The first comprehensive LEPs drafted in accordance with the standard instrument have been placed on public exhibition.

The LEPs, which have been prepared by the local council and endorsed by the Department of Planning, adopt the standard land use zones, definitions and plan structure as the standard instrument.

All councils in NSW must adopt a new LEP for their entire local government area within the next three years. The following LEPs are currently on exhibition:

- [Liverpool](#) (until 3 March 2008);
- [Lane Cove](#) (until 17 March 2008); and
- [Wingecarribee](#) (until 22 February 2008).

New Guide on Heritage Significance

The NSW Heritage Office has released a new guideline Level of Heritage Significance, which confirms the four levels of heritage significance recognised by the Heritage Council for use in NSW.

The guide simplifies heritage listings and management in NSW, as it removes past confusion caused by additional levels like 'regional', 'low local' or 'low state'. It also clearly links each level of significance to its related listing and responsible government authority, and clarifies the importance of all four levels of heritage.

Visit the NSW Heritage Office [website](#) for more information.

JBA Projects Update

Recently on exhibition:

- Orange Private Hospital
- 219-247 Pacific Highway, Gore Hill (former ABC site)
- 161-163 Clarence Street, Sydney – stage 2 commercial DA
- Eastwood Shopping Centre
- 10 Wylde Street, Potts Point – multi-unit residential
- 4 Hercules Street, Surry Hills – mixed use



219-247 Pacific Highway, Gore Hill (former ABC site)

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While JBA works as a team, we also thrive on individual thinking (just not in a dragon boat race, Oliver!)



JBA Partner Bernard Gallagher enjoying his afternoon

JBA joined 60 other corporate crews in the Chinese New Years Dragon Boat Festival on Sunday 17 February. Led enthusiastically by JBA Associate and paddling veteran **Gordon Kirkby**, the novice crew paddled strongly (and mostly in time) to push experienced crews, such as finalists Cashcard and GHD, all the way to glory. What we didn't achieve on the water, we made up for on land with our stand out red t-shirts designed by JBA Graphic designer and fashionista **Erik Jimenez**.

The JBA Navy promises to be leaner and hungrier next year and challenges other planning and architecture firms to take us on. We look forward competing in the finals next year!

JBA Staff

JBA Urban Planning Consultants + TCW Consulting continues to expand. JBA welcomes these great new staff members to our North Sydney and Wollongong offices:



Stephanie Ballango joined JBA as a Principal Planner at JBA in February 2008. Stephanie has over 7 years experience in urban and regional strategic and statutory planning projects including residential, retail, commercial, social, Crown and industrial development. Prior to joining JBA, she held Team Leader positions in the Department of Planning's Strategic Assessment Branch, responsible for the assessment of State significant sites.

Phillip Pitt has joined JBA's Wollongong office as a Senior Planner. Phillip holds a Bachelor of Urban and Regional Planning (Honours) from the University of New England and is a member of the Planning Institute of Australia. Prior to joining JBA, Phillip worked with GHD as a town planner and in local government at Shoalhaven and Coffs Harbour City Councils.



Megan Fowler has joined JBA as our new Receptionist in the North Sydney office.

JBA Profile



Bernard Gallagher joined JBA in 1999 and was appointed Partner in February 2007. With qualifications in Planning and Urban Design, some of Bernard's key projects include the Oran Park and Turner Road Precinct DCPs, the Colebee Release Area DCP, the Word Square development in Sydney CBD and the Cooks Cove project at Arncliffe. Outside of work, Bernard has just returned from his honeymoon in Colombia after getting married in November 2007. Bernard also excels in Super 14 tipping competitions (his tip: avoid Australian players in teams).

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