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Central Park Project Application Approved



In January, the Planning Assessment Commission approved a Project Application for the 6,000m² Main Park at the Central Park development (formerly Frasers Broadway). When constructed, the Jeppe Aagaard Anderson + Turf Design Studio designed park will be dedicated to the City of Sydney. The Park is one of the most significant public benefits to be delivered by Frasers Broadway Pty Ltd, providing important open space for the existing residents of Chippendale and future residents and workers on the site. Visit the Department of Planning [website](#) for more information.

Source: Jeppe Aagaard Anderson + Turf Design Studio

Welcome to the JBA Alert!

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

In this edition, we report on a recent decision by the Minister for Planning to delegate some of his approval powers to State and local government officials, a move designed to accelerate the processing of some major project applications. We are also pleased to report the levy on new development in the Wollongong City Centre has been reduced from 3% to 2% and the *Environmental Planning and Assessment Regulation 2000* has been amended in response to the judgement in a recent Court case regarding the draft LEP for South Tralee near Canberra.

In this month's JBA Profile, we welcome new Senior Planner **Mark Biondich** and Client Services Coordinator **Joanne Gordon** to the JBA 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.

Kathryn Werner (editor)

Transport Plan to integrate with Metro Strategy

To complement the release of the new [Metropolitan Transport Plan](#), the NSW Government is undertaking a major review of City of Cities: the Metropolitan Strategy for Sydney. This will ensure the two Strategies are consistent when guiding chart Sydney's future growth over the next 25 years.

As well as redirecting funding from the Sydney Metro projects to new light and heavy rail links, the Transport Plan seeks to cement Parramatta's role as Sydney's second CBD by boosting densities in Parramatta, Westmead and Rosehill. In addition, the Transport Plan proposes:

- To establish a new super-department to be known as NSW Transport and Infrastructure (NSWTI) to consolidate 13 transport agencies into a single entity;
- To establish the Sydney Metropolitan Development Authority (SMDA) to drive the renewal of existing urban areas;
- A new "Urban Renewal" State environmental planning policy to consolidate and streamline the rezoning process for areas that are defined as urban renewal precincts;

- That the SMDA will act as the Proponent when State-owned land is redeveloped, consider innovative funding tools to facilitate new investment in urban areas (such as value uplift), and be responsible for the review of the Metropolitan Strategy; and
- A Memorandum of Understanding between the Department of Planning and the Council of the City of Sydney to facilitate physical capital works around Town Hall, Chinatown and along the foreshores of Sydney Harbour.



Source: Department of Planning

Minister for Planning delegates powers to Departmental Staff

In late January, the Minister for Planning issued new delegations to enable State and local government officers to undertake certain functions his behalf.

This means that some applications, including concept plans and project applications where there are a limited number of public submissions, no longer need to be approved by the Minister for Planning. This could result in faster determination of these applications by reducing administration actions.

The Minister's powers now delegated include:

- Determining a project application (when there are less than 25 objections from the public);
 - Authorising or requiring a concept plan to be prepared (when the delegate forms the opinion the project is consistent with the relevant regional or subregional strategy);
 - Determining a concept plan (when there are less than 25 objections from the public and the delegate forms the opinion the project is consistent with the relevant regional or subregional strategy);
 - Modifying an approval of a concept plan or project application (when there are less than 25 objections from the public);
- Determining some development applications (when there are less than 25 objections from the public) including applications in the Redfern Waterloo Authority area, the Sydney Olympic Park site and in the land to which State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007 applies;
 - Determining some modifications to existing development consents (when there are less than 10 objections from the public) including applications in the Redfern Waterloo Authority area, the Sydney Olympic Park site and in the land to which State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007 applies; and
 - Carrying out functions under SEPP Major Development. Click [here](#) for more information on the "Clause 6 Panel", including: (a) forming an opinion of whether the development is described in Schedule 1, 2, 3 or 5, or is critical infrastructure; or (b) whether to initiate a State Significant Site investigation.

Click [here](#) for the full list of matters delegated from the Minister for Planning to State and local government officials.

For more information, contact JBA Associates Oliver Klein and Clare Swan.

Wollongong City Centre Levy Reduced

In January, the Minister for Planning announced the 1% levy on new development in Wollongong's commercial core to fund State Government Projects including the Wollongong Railway Station and Wollongong Harbour Redevelopment will cease to be imposed on new development in the commercial core of Wollongong.

[Wollongong Council](#) views the removal of the 1% levy as complementing the City's new LEP and encouraging more investment in the City Centre.

The 2% levy on new development to fund Council Projects listed in the Civic Improvement Strategy, such as the Crown Street Upgrade, Civic Precinct Revitalisation and City Centre Car Park will remain in place.

For more information contact JBA Director Terry Wetherall.

Plan Making Provisions Clarified

As we discussed in January's [JBA Alert](#), a recent [case](#) in the Land and Environment Court of NSW cast doubt on the validity of some draft Local Environmental Plans.

The *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) has now been [amended](#) to confirm that the former plan-making provisions under Part 3 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) will continue to apply to draft local environmental plans (draft LEPs) if the Director-General was notified by the relevant Council of an intention to prepare the plans (under section 54 EP&A Act) before 1 July 2009. The savings provisions in the EP&A Regulation do not apply to the proposed LEP for South Tralee.

Contact JBA Associate [Andrew Duggan](#) or visit the Department of Planning [website](#) for more information.

Lane Cove & Wollongong LEPs Commence

Long awaited comprehensive Local Environmental Plans (LEP) for the Lane Cove and Wollongong local government areas have commenced. The new LEPs adopt the land use zones and planning definitions of the Standard Instrument – Principal Local Environmental Plan and respond to strategic plans prepared by the Department of Planning to accommodate land for new housing and employment growth in Sydney and the Illawarra.

[Wollongong LEP 2009](#) commenced on 26 February 2010 and repeals and replaces Wollongong City Centre Local Environmental Plan 2007, Wollongong Local Environmental Plan 1990 and Illawarra Planning Scheme Ordinance. In addition, Illawarra Regional Environmental Plan No 1 will not apply to the land to which Wollongong LEP 2009 applies. State Environmental Planning Policy No 71 – Coastal Protection does not apply to land within the Wollongong City Centre. As well as revising some building height and floor space ratios, the LEP rezones land in Tallawarra, the Cavions site in Bulli, and the Enterprise Corridor Precinct at Fairy Meadow for employment growth. The new LEP does not apply to land in West Dapto, where the existing controls will continue. Visit the [Wollongong Council](#) and [NSW Legislation](#) websites for more information.

[Lane Cove LEP 2009](#) commenced on 19 February 2010 and repeals and replaces Lane Cove LEP 1987 and any other environmental planning instruments that applied in the LGA. The LEP responds to the housing (3,900 new dwellings by 2031) and employment (6,500 new jobs by 2031) targets for the Lane Cove LGA under the Department of Planning's Draft Inner North Subregional Strategy by delivering significant development uplift in selected parts of the LGA, such as the St Leonards Specialised Centre. Visit the [Lane Cove Council](#) and [NSW Legislation](#) websites for more information and copies of the LEP maps and instrument.

EPs Gazetted

[Liverpool Local Environmental Plan 2008 \(Amendment No 4\)](#) – This Plan comprises new zoning, key sites and dwelling density maps for land covered by the Liverpool Local Environmental Plan 2008.

[Hurstville Local Environmental Plan 1994 \(Amendment No 71\)](#) – This Plan rezones certain land around the Kingsgrove Commercial Centre to provide opportunities for new commercial and retail development.

[North Sydney Local Environmental Plan 2001 \(Amendment No 34\)](#) – This Plan permits, with consent, commercial uses at 162 Blues Point Road, McMahons Point.

Draft Plans on Exhibition

New draft Local Environmental Plans for the Tweed Shire and Parramatta City local government areas are currently on public exhibition.

The [Draft LEPs](#) for the Tweed Shire are on exhibition until 31 March 2010. The draft LEPs comprise a translation of the existing provisions of Tweed LEP 2000 and a new LEP for the Tweed City Centre.

The City Centre LEP is supported by a new Development Control Plan and Vision Document. The suite of planning documents provide the vision and planning strategy to revitalise the City Centre and establish Tweed Heads as the "capital" of the Far North Coast Region.

JBA Associate **Stephanie Ballango** and Director **Bernard Gallagher** prepared the DCP on behalf of Tweed Council. The draft Shirewide and City Centre LEPs and associated documentation are on exhibition until 31 March 2010.

Visit Council's [website](#) for more information or contact **Bernard Gallagher** and **Stephanie Ballango**.



Tweed Heads

The [Draft Parramatta Local Environmental Plan 2010](#) and Draft Parramatta Development Control Plan 2010 are on exhibition until 23 April 2010. The draft LEP and draft DCP apply to the Parramatta local government area with the exception of the Parramatta City Centre and the land covered by:

- Eastwood Brickworks Final Master Plan;
- Ermington Naval Stores;
- North Parramatta Mixed Use Master Plan; and
- Rosehill Masterplan.

The draft LEP and draft DCP address Parramatta's employment and population targets under the Draft West Central Subregional Strategy. Visit Council's [website](#) for more information.

JBA Profile

Mark Biondich joined JBA in February 2010 as a senior planner in JBA's Wollongong office. Mark has 25 years' experience in the development industry, both in local government and in the private sector.

Mark's expertise is in the field of land development approvals and construction. His most recent project was for Landcom and involved transforming the former Oran Park Raceway in south-west Sydney into a new township. Mark's responsibilities included overseeing the design, approval and construction of roads, drainage, water quality and utilities.

Away from work Mark enjoys spending time with family and friends and outdoor activities such as kayaking, cycling, surfing and fishing all along the Illawarra coast.



Mark Biondich

Terry Wetherall elected Deputy President

In recognition of his ongoing commitment to NSW business, JBA Director **Terry Wetherall** has been elected as the Deputy President of the NSW Business Chamber. A former president of the Illawarra Business Chamber, Terry's appointment was announced in February.

Terry is joined by new President Roger Hood and Directors Karen Howard, Andrew Seaton, Chris Bayliss, Trevor Cairney, Tony Dormer and Ian Penfold on the Board of the NSW Business Chamber.



Terry Wetherall

Illawarra Multicultural Village approved

Wollongong City Council approved the construction of a 60 bed high-care aged care facility at 1 & 8 Eyre Place and 342 Cowper Street, Warrawong in February. The approval makes an important contribution towards meeting the demand for aged care in the local area and wider Illawarra region by extending the current Illawarra Multicultural Village.

Senior Planner **Jenna Tuite** prepared the application on behalf of Illawarra Multicultural Village and was involved in the negotiations with Wollongong City Council during the assessment process.



Source: Thomson Adsett Architects

Joanne Gordon joined JBA in February 2010 as a Client Services Coordinator to provide PA support JBA Directors James Harrison, Lesley Bull and Bernard Gallagher.

Nada Trochilas continues to provide PA support to JBA Directors Julie Bindon, Clare Brown and Gordon Kirkby and Wendy Saville supports Director Terry Wetherall. In addition to supporting the Directors, Jo, Nada and Wendy provide valuable administrative support to JBA's planners.



Joanne Gordon