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Costco to open first Sydney store in Auburn



Source: Mulvanny G2

On 7 April 2010, the Minister for Planning approved a Concept Plan for the development of a Costco Warehouse at 17-21 Parramatta Road, Auburn. Subsequently on 23 April 2010, the Planning Assessment Commission approved the Project Application for the development of the Costco store. Costco is an emerging retail format in Australia based on a low overhead, membership warehouse model. The Costco model has been successful in a range of countries internationally and the Auburn store will be the second store in Australia following the opening of a store in Melbourne Docklands in 2009. Unlike other Australian retailers, Costco requires payment of an annual membership fee. Costco's stock line, ranges from packaged foods, fresh foods, clothing, house-hold appliances, hardware, office supplies, furniture, and supplies for small businesses for both use and resale. JBA has assisted Costco in site identification and the preparation of the Concept Plan and Project Application.

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 shed some light on the outcomes of the discussion paper presented by the Department of Planning to facilitate dialogue on planning's relationship with promoting commercial and economic growth. We are also pleased to announce the approval of Sydney's first Costco store, improving retail competition within Sydney's western suburbs. In this month's JBA Alert we welcome back **Julie Bindon**, **Lesley Bull** and **Nick Roberts** from their holidays and congratulate **Gordon Kirkby** on a bronze medal at the National Dragon Boating competition.

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.

Kind regards,

Andrew Duggan & Lindsey Gray
(editors)

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Planning System promoting Growth & Competition

Following the findings of the Australian Consumer and Competition Commission's report in Grocery Prices in 2008, the NSW Department of Planning and the Better Regulation Office released a discussion paper to facilitate dialogue on what elements of the NSW planning system promote or detract from opportunities for competition and economic growth.

After consideration of numerous public and industry submissions, the Department of Planning finalised its report and response to the ACCC. On 19 April 2010, The Minister for Planning said the NSW Government would implement the recommendations of a review that looked into promoting economic growth and commercial competition through the planning system.

The recommendations of the NSW [review report](#) include:

- Any restriction on the number of a particular type of retail store or any proximity restriction contained in a LEP or DCP is invalid.

- A Competition State Environmental Planning Policy (SEPP) be developed to clarify that competition between individual businesses is not in itself a relevant planning consideration.
- Considering ways to increase opportunities for competition by allowing more types of shops into centres that currently only permit "neighbourhood shops".
- Providing guidance on how to consider third party objections when assessing development proposals, including how to seek recourse for vexatious objections.
- The Minister issuing a direction to councils under section 117 of the *Environmental Protection & Assessment Act 1979* to ensure that, unless it can be justified on sound planning grounds, planning policies and instruments cannot apply retrospectively.

Coastal & Regional Report

Planning for Riparian Corridors in Urban Areas

The Department of Planning has released a discussion paper on 'Planning for Riparian Corridors in Urban Areas' for a targeted consultation period. The paper covers:

- the current legislative context;
- the identification of riparian corridors;
- zoning and use of riparian land in urban areas;
- riparian corridors ownership options;
- funding for riparian corridors management; and
- DOP recommendations on the way forward.

At this stage, the discussion paper is not available for public comment, but comments can be fielded to the Department through [Stephanie Ballango](#), Associate, in her capacity as a UDIA Committee Member.

Green Energy Plan

The Department of Planning recently proposed new provisions for [small wind](#) and [solar systems](#) aimed at making it easier for people to install their own systems, if they meet strict environmental and amenity conditions. Under the proposed conditions, a complying development certificate could be granted for both wind turbines and ground mounted solar energy systems that comply with a number of nominated restrictions.



Green Energy Plan

Development Consent Periods increased to 5 Years

On 19 May 2010, the *Environmental Planning and Assessment Amendment (Development Consents) Bill 2010* was passed in NSW Parliament. In summary, this Bill mandates a 5 year consent period for development consents:

- issued before 22 April 2010 where a reduced consent timeframe of between 2-5 years was imposed; and
- issued after 22 April 2010 and before 1 July 2011.

Coastal Erosion Management Reforms

The NSW Department of Environmental, Climate Change and Water (DECCW) is proposing the [Coastal Protection and Other Legislation Amendment Bill 2010](#).

The provisions in this draft Bill provide for emergency temporary coastal protection works, as well as managing the impacts of landowner-funded long term coastal protection works (eg. seawalls). Other provisions include increased order powers, increased penalties and a range of exemptions from liability.

Specific changes to the State Environmental Planning Policy (Infrastructure) 2007 and the *Local Government Act 1993* will enable:

- landowners to undertake "temporary emergency coastal protection works" on public and private land to protect residential and commercial premises. Such works can stay in place for up to 12 months if they satisfy [Ministerial Guidelines](#), to enable landowners to develop a longer term approach to managing the erosion risks; and
- local councils to levy (outside regular rates) for the ongoing maintenance of long term coastal protection works (eg. seawalls).

Youth off the Streets thanks JBA

JBA has a proud association with Father Chris Riley & Youth Off the Streets (YOTS) – a community organisation that provides for youths who are homeless, drug dependent and recovering from abuse.

Over the past couple of years we have been assisting YOTS in gaining planning approvals for a new multi-purpose Youth Centre in Macquarie Fields, a new teaching facility at Redfern as well upgrades to existing YOTS facilities at Merrylands and the Southern Highlands. The flagship Macquarie Fields facility will accommodate a multi-purpose hall, gym, classrooms, recording studio, rehearsal studio outdoor basketball court and community garden. Outgoing YOTS COO, Ms Vittoria Borazio, thanked JBA for our efforts in assisting the organisation.

EPIs Gazetted / Exhibited

[State Environmental Planning Policy Amendment \(Capital Investment Value\) 2010](#)

– amends the definition of CIV within the Infrastructure, Major Development, Growth Centres and Western Sydney Parklands SEPPs to that within the recently amended EP&A Regulation definition.

[Environmental Planning and Assessment Amendment \(Burwood Town Centre Levies\) Regulation 2010](#) – introduces a 4% s94A levy for development valued at over \$250,000 within the Burwood Town Centre.

[Burwood Local Environmental Plan \(Burwood Town Centre\) 2010](#) – LEP for Burwood Town Centre. The new controls are in the Standard Instrument format and provide development capacity for an additional 2,400 new dwellings and 2,800 new jobs.

[Waverley Local Environmental Plan \(Bondi Junction Centre\) 2010](#) – LEP for Bondi Junction. The new controls are in the Standard Instrument format and development capacity is provided to deliver up to 4,400 additional commercial and retail jobs in the centre.

[Wollongong Local Environmental Plan \(West Dapto\) 2010](#) – The LEP for the West Dapto area rezones land to cater for 6,900 dwellings and more than 330 hectares of key employment land.

[Parramatta City Centre Local Environmental Plan 2007 \(Amendment No. 2\)](#) – amends LEP maps and replaces the heritage schedule.

[Environmental Planning and Assessment Amendment \(Planning Certificates\) Regulation 2010](#)

– requires local councils to include the following matters in planning certificates:

- Information about biobanking under the *Threatened Species Conservation Act 1995*; and
- Whether the Housing or General Commercial or Industrial Codes apply under the E&C SEPP.

[Standard Instrument \(Local Environmental Plans\) Amendment \(Miscellaneous\) Order 2010](#) – includes minor amendments to the wording and formalising the inclusion of previous 'model provisions' that were required within all Standard Instrument LEPs (eg. Demolition requires consent and Temporary use of land).

[State Environmental Planning Policy \(Standard Instrument\) Amendment \(Miscellaneous\) 2010](#) – amends LEPs currently in the Standard Instrument format according to changes to the Standard Instrument Order (above).

Australian and NSW Housing Supply Reports

Metropolitan Development Program Report (2008-09) Released

On 27 April 2010, the NSW Department of Planning released the [2008-09 Metropolitan Development Program \(MDP\) Report](#).

The MDP develops an indicative ten-year dwelling supply forecast which is used by the NSW Government to track the likely future availability of land for housing purposes. The MDP indicates:

- housing construction will exceed 27,000 new homes a year by 2012/13 (up from 18,600 homes constructed in 2009);
- there is currently 56,000 new residential lots zoned and with access to trunk infrastructure in release areas;
- there is development capacity for more than 125,000 dwellings across 800 major sites within the existing urban areas of Sydney;
- Sydney City LGA has the most dwelling potential in existing urban areas, with over 20,000 dwellings; and
- Mosman LGA has the least dwelling potential, with less than 80 dwellings.

Illawarra Urban Development Program

On 5 May 2010, an [update report](#) for the Illawarra Urban Development Program (IUDP) was released. The IUDP monitors the planning, servicing and development of new urban areas in Wollongong, Kiama and Shellharbour. The key housing forecast details identified within the IUDP Update include:

- New dwellings will be located across the 3 council areas – Wollongong (25,800), Shellharbour (8,700) and Kiama (3,100);
- 51% of new dwellings will be detached houses, while 39% will be medium density terraces / villas and 10% of new dwellings will be in the form of high density units;
- With the existing zoned lots and planned rezonings in areas West Dapto (recently rezoned), Calderwood, South Gerringong and Dunmore, there will be a sufficient supply of detached housing & high density dwellings in the region until 2031; and
- An additional supply of medium density dwellings will be required so that the medium density target of 14,800 dwellings (39% of future housing) can be met.

State of Supply Report 2010

On 27 April 2010, the Federal Minister for Housing launched the National Housing Supply Council's [State of Supply Report](#). The State of Supply Report assesses information on land supply and demand for housing from all levels of government and the private sector across Australia. The State of Supply Report indicates:

- an estimated increase of 3.2 million additional households across Australia by 2029 with two-thirds of the growth in and around the four major cities: Melbourne (19%), Sydney (16%), Perth (10%) and Brisbane/South-East Queensland (21%);
- up to 176,000 additional dwellings (gross) per year to be constructed across Australia (2009-2011) but Housing Supply Council believes the full potential unlikely to be reached;
- the gap between housing supply and demand will increase cumulatively each year over the next 20 years, with a cumulative gap of over 600,000 dwellings by 2029; and
- infill housing is more expensive and more difficult than Greenfield development across most cities within Australia.

Draft Amendments to the Standard Instrument

The Department of Planning has prepared a [Discussion Paper](#) that presents a number of options for amendments to the Standard Instrument for Local Environmental Plans. The majority of changes relate to existing definitions. In addition, the Standard Instrument will be amended to ensure consistency with State Environmental Planning Policies and the *Heritage Act 1977*.

The Department of Planning has also released a second round of [proposed 'model local provisions'](#) that have been settled by the Parliamentary Counsel's Office and can be used to address common issues for local councils in NSW.

JBA Staff Update

JBA Associate, Clare Swan, was invited to present at the NSW PIA Young Planners Forum which took place on 7 April 2010 at Doltone House, Jones Bay Wharf. The theme of the Forum was *'Jigsaw of a generation: putting the pieces together to create Australia's best planning system'*. Clare participated in the afternoon presentations, workshops and panel feedback sessions. Clare's presentation focused on the role of government in initiating planning reform and improving NSW's planning system.

Director Julie Bindon returns after a holiday in Europe. Director Lesley Bull returns to Sydney after travelling the Trans-Siberian railway. Urban Planner Nick Roberts arrives safely home after spending two weeks in the United Kingdom catching up with family and friends.

Finally JBA congratulates Director Gordon Kirkby for winning bronze in the 500 metre opens race at the 2010 Australian Dragon Boat Racing Championships in Adelaide.

JBA Profile

Erik Jimenez has managed JBA's graphics and production team for 7 years with over 10 years industry experience. His role at JBA includes graphic design, website design, GIS mapping and desktop publishing. Erik is well-versed with the latest design trends and creative software to prepare innovative layouts for project applications, DCPs, Planning Strategies and Design Submissions. On the weekends, Erik spends his time with friends and family and catching waves at North Avalon beach. Erik also enjoys cycling and snowboarding.



Erik snowboarding in Vale, Colorado

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