

## In This Issue

### News

- + JBA's Hunter Office
- + The Launch Party
- + Some of JBA's Projects in the Hunter
- + The Hunter Office Team



## Welcome to the JBA Alert!

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

We are pleased to share this special edition of our newsletter expressly dedicated to our recently launched Hunter Office.

This issue of the Alert covers the highlights of the official party recently held to launch the new office and introduce of all of the senior JBA staff.

We also showcase some of our better known projects in the Region and profile the team leading the new Hunter office.

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](http://www.jbaplanning.com.au)

Kind regards,

[Andrew Duggan](#) and [Lindsey Gray](#)  
(editors)

## JBA's Hunter Office



After working in the region for a while, JBA's decision to open in the Hunter demonstrates confidence in the region and our commitment to providing high levels of planning services there. The Hunter region has a solid, diverse economy and a steady projected growth, and JBA is very confident about its future.

The Hunter office is part of JBA Planning's specialist Coastal & Regional Projects team. Based in Newcastle, the new office will provide development advice and planning services that are specifically tailored to the Hunter Region as well as the neighbouring Central Coast and North Coast regions of NSW.

"We've appointed two fantastic senior people to head up our office there". Said Terry Wetherall, Director of JBA's Coastal & Regional Projects team. "Newcastle local Scot Brown, an Associate of the firm, has been appointed the manager of the Hunter Office. Scot is returning to Newcastle to live after clocking up over 20



years experience in Queensland and NSW, including project experience in this region. Shannon Sullivan, a well known local planner with over 15 years experience, will be Scot's 2IC. Shannon has worked in consultancies in the Hunter for the past five years and before that worked for four Lower Hunter Councils."

Click [here](#) for a full profile of the Hunter team.

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# JBA's Hunter Office



Terry Wetherall, Scot Brown and Shannon Sullivan

The official Hunter office launch party was held on Thursday 10 November at The Sebel Newcastle Beach. It was a fantastic opportunity to introduce JBA to a number of the local business people and for us to find out more about the key local issues. It was also great fun and we appreciate the warm welcome we received.

We are very pleased with the support so far and we are looking forward to working with the local businesses, community and authorities.



Chris Kuczera, Ian Wilks, Greg Ives, Kate Beard and Gordon Kirkby



Gavin Partridge, Ian Robertson and Jan Wetherall

JBA, and specially the Hunter office team, wish to thank all our guests for taking the time to help us celebrate this event, and we extend a warm invitation to everyone to drop in and visit our new office at 35 – 37 King Street, Newcastle, when in town.



Justin Drew, Julie Bindon and Leigh Bryant



Stewart Horton, Joel Curran and Allison Burrows



Kristen Keegan, Paul Murphy and Karen Howard



Oliver Klein, Ross Farrelly and Tony Williams

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**Independent Review of Lower Hunter Regional Strategy**

The Property Council of Australia (PCA) has engaged JBA to undertake an independent review of the Lower Hunter Regional Strategy. The Review is proposed to evaluate the Strategy's effectiveness and particularly the way in which it acknowledges, guides, integrates and supports land use planning processes. As part of this work, JBA has drawn on interstate and overseas models of regional plans/strategies and undertaken a series of targeted industry discussions to determine how the Strategy could be strengthened or improved to better meet the stated objectives and dwelling/job targets. Best practice principles have also been formulated.

**Some of JBA's Projects in the Hunter**

**Former Royal Newcastle Hospital Site**

In 2006 JBA Planning worked closely with Landcom and the architects Allen Jack + Cottier in the preparation of a Part 3A Concept Plan and Design Guidelines for this 1.2 hectare former public health asset. The approved Concept Plan and Design Guidelines provide for a high quality, 50,000m<sup>2</sup> primarily residential precinct as well as greatly enhanced connectivity between Newcastle Beach and the Newcastle CBD.

Clients: Landcom / Mirvac



Former Royal Newcastle Hospital Site  
Landcom / Mirvac

**Magenta Shores, The Entrance**

This award-winning resort-style development successfully integrates over 600 dwellings, a championship golf course, conference facilities and 5-star hotel on a sensitive 100 ha beachfront site on the NSW Central Coast. JBA Planning provided the statutory planning services to secure development consent, and also prepared the Environmental Impact Statement which addressed the interface between the development and the adjoining National Park, as well as contamination, heritage and water management issues. This \$530 million project received a Commendation in the Environmental Planning or Conservation category at the 2007 NSW Planning Institute of Australia (PIA) Awards.

Client: Mirvac Projects



Magenta Shores, The Entrance  
Mircvac

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**Huntlee New Town, Branxton**

The largest greenfields Part 3A project to date in NSW, the SEPP Amendment and Concept Plan for Huntlee proposed 7,200 lots, 160ha of employment lands and a mixed use town centre. The \$1.8 billion project includes the creation of a conservation offset scheme and the management of nearby heritage items.

Client: Huntlee Holdings Pty Ltd

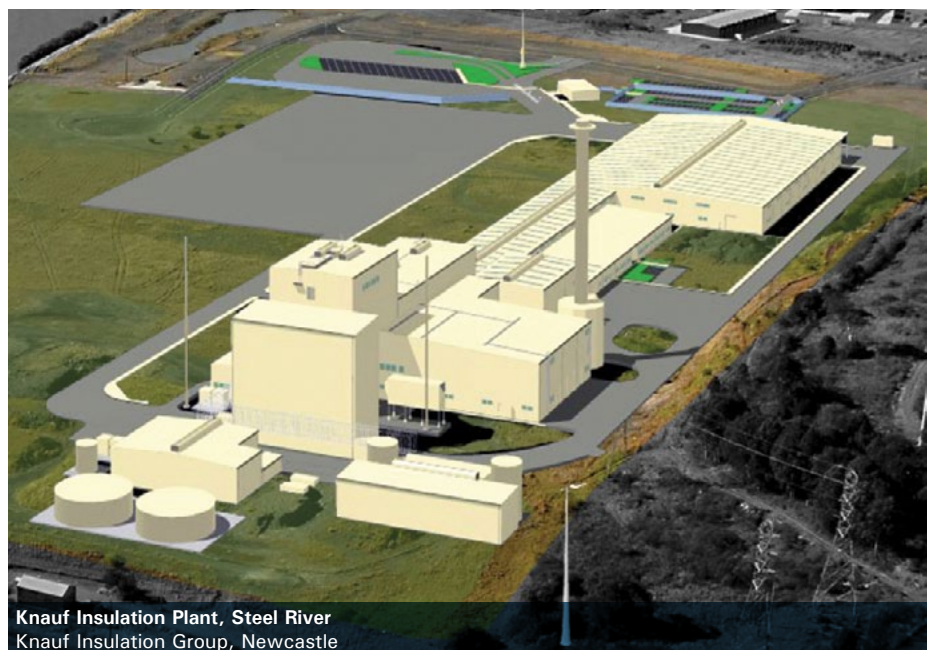


**Huntlee New Town, Branxton**  
Huntlee Holdings Pty Ltd

**Knauf Insulation Plant, Steel River Newcastle**

A proposal for the construction of a \$170M glass wool manufacturing plant, capable of producing up to 200 tonnes of thermal and glass wool insulation per day. The plant is the largest of its kind in Australia. Key issues included air quality, noise, contamination and visual impact. The Part 3A project approval was obtained within 3 months of lodging the environmental assessment.

Client: Knauf Insulation Group



**Knauf Insulation Plant, Steel River**  
Knauf Insulation Group, Newcastle

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## The Hunter Office Team



**Terry Wetherall**  
Director, Coastal & Regional Projects

Terry has over 25 years' experience in providing a range of specialist town

planning and property valuation services. Terry has held numerous senior positions in the Illawarra region, including President of the Wollongong Chamber of Commerce and President of the Illawarra Business Chamber. He is currently Vice President of the NSW Business Chamber.



**Scot Brown**  
Associate

Scot joined JBA Planning in October 2011 as head of the Hunter Office. His 19 years' experience within both NSW and

QLD encompasses a broad range of statutory development processes and strategic policy preparation in the private and public sectors. Scot has assessed and prepared many major development applications and has extensive knowledge of the legislative planning provisions across both states.



**Shannon Sullivan**  
Principal Planner

Shannon also joined JBA Planning in October 2011. With over 15 years' experience in the public and private

sectors, Shannon has extensive knowledge in statutory planning and associated legislation and a solid understanding of the process guiding a development through to approval. Prior to JBA, he was a senior planning consultant in the Region, and before, a regional planner at a number of Councils at the Lower Hunter. His experience with the private sector includes numerous major developments across all sectors.



**Gordon Kirkby**  
Director, Industry & Infrastructure team

Gordon has over 20 years' experience with industrial, infrastructure and mining developments; and all

aspects of environmental impact assessment. He is a State Government appointed member of the Western NSW JRPP. Prior to JBA, he was the Strategic Assessments Director at the Department of Planning, where he also held the positions of Manager of Manufacturing and Rural Industries, and of Mining Assessments. His experience in the assessment of industrial developments in the Hunter will no doubt be of great assistance to the team.



**Stephanie Ballango**  
Associate

Stephanie has over 10 years of urban and regional strategic and statutory planning experience. Prior to

JBA, Stephanie was a Team Leader in the Department of Planning's Strategic Assessment Branch, and was responsible for the assessment of several State Significant sites. Her portfolio at JBA includes projects like the Royal Newcastle Hospital site, Huntlee New Town, Sanctuary Villages and the roll out of over 400 education projects across the New England and North Coast region. Stephanie and Gordon will both assist the team from our North Sydney office.

**"The Hunter Region is a dynamic and diverse place. Our challenge is to ensure that our planning solutions contribute to the sustainable growth of this wonderful region into the future."**