



PAUL KELLY

Senior Associate

YEAR OF BIRTH	1969
PROFESSION	Regional and Town Planner
CURRENT POSITION	Senior Associate, Precinct Urban Planning Pty Ltd
CONTACT	14-16 Hill Street, Toowoomba City PO Box 3038, Toowoomba Qld 4350 P 07 4632 2535 M 0488 772 991

EDUCATION AND PROFESSIONAL AFFILIATIONS

- **GRADUATE DIPLOMA IN URBAN AND REGIONAL PLANNING**
University of New England 2000
- **BACHELOR OF BUSINESS (ACCOUNTING)**
Central Queensland University 1997
- **ASSOCIATE DIPLOMA IN BUSINESS (REAL ESTATE VALUATION)**
University of Queensland – Gatton College 1990
- Corporate Member – Urban Development Institute of Australia (MUDIA)

PROFESSIONAL HISTORY

2007 – present	Senior Associate Precinct Urban Planning Pty Ltd
2005 – 2007	Principal Planner Toowoomba City Council
2000-2005	Manager of Planning and Development Sarina Shire Council
1997-2000	Planning Officer Sarina Shire Council
1995-1997	Planning Officer Fitzroy Shire Council
1991 – 1995	Rates Clerk Fitzroy Shire Council
1990-1991	Assistant Valuer Sheehan and Sheehan Valuers, Rockhampton
1986 – 1990	Cadet Valuer Qld Dept of the Valuer-General, Rockhampton District Office

KEY EXPERIENCE

- Strategic Planning and Policy Formulation
- Statutory Planning
- Development Control
- Development Assessment
- Master Planning
- Due Diligence and Needs Investigation
- Land Management Planning
- Natural Resource Management

DETAILED SUMMARY

SKILLS AND EXPERIENCE

DEVELOPMENT APPLICATION PREPARATION

Prepare and manage local government development applications including: (i) arranging pre-lodgement discussions with State and local government, (ii) coordination of specialists for supporting studies, (iii) assessments against relevant State and local planning instruments, (iv) preparation and lodgement of development applications including planning reports, (v) coordinate responses to information requests, (vi) undertake public notification including responding to submissions and (vii) negotiate conditions of approval and infrastructure charges.

Key Projects and Clients:

- **Boeing Loyal Wingman Facility (aircraft manufacture)** – Wagner Corporation Pty Ltd
- **Qantas Group Pilot Training Academy** – Wagner Corporation Pty Ltd
- **Kearney West Estate, Kearneys Spring** – Jeteld Pty Ltd (Clive Berghofer Group)
- **Akora Estate, Highfields** – Jeteld Pty Ltd (Clive Berghofer Group)
- **Botanic Estate, Highfields** - Bird in Hand 3 Pty Ltd (Certainty Wealth)
- **The Industry School Education Facility, Cleveland** – The Industry School
- **Retail Showroom Complex, Hyde Court, Toowoomba** – Sydney Tools
- **The Ninth Middle Ridge Retirement Facility** – Aura Holdings
- **Burke & Wills Hotel, Newtown Hotel, Bowen Hotel, Dalby Hotel developments** – Hakfoort Group
- **Waste Management Facility** – Zilch Waste
- **Hursley Road Complex** – Russell Mineral Equipment Pty Ltd
- **Assembly Hall and Extensions to Indoor Sports Building** – St Mary's College, Toowoomba
- **Assembly Hall and Indoor Sports Building** – Toowoomba Grammar School
- **Waltons Stores Complex** – Waltons Stores Pty Ltd
- **Mills Precinct** – Mills Toowoomba Pty Ltd
- **"Yallamundi" Free Range Poultry Facility** – DA Hall & Co
- **Glenvale Central Mixed Use Estate** – DGM Group

MINISTERIAL INFRASTRUCTURE DESIGNATIONS AND STATE FACILITATED DEVELOPMENT

Prepare and manage State development applications including Ministerial Infrastructure Designations (MID) and State Facilitated Development (SFD). Tasks include: (i) seeking initial approval to make application under State approval processes, (ii) coordination of specialists for supporting studies, (iii) assessments against relevant planning instruments, (iv) preparation and lodgement of applications including planning reports, (v) coordinate responses to information requests, (vi) undertake public notification including responding to submissions and (vii) reviewing conditions of approval.

Key Projects and Clients:

- **St Francis Catholic College, Westbrook (Ministerial Infrastructure Designation)** – Toowoomba Catholic Schools Office
- **BHC Housing Development, Station Street Toowoomba (State Facilitated Development)** – Brisbane Housing Company

DEVELOPMENT ASSESSMENT

Currently provide planning consultancy services to Queensland local authorities to assist with the assessment of development applications including issuing statutory notices throughout the assessment period and the assessment of applications against relevant State and local planning instruments. Previously employed by Queensland local authorities to assist with statutory development assessment of development applications.

Key Projects and Clients:

- **Western Downs Regional Council**
- **Mackay Regional Council**
- **Toowoomba City Council**
- **Sarina Shire Council**
- **Fitzroy Shire Council**

STATUTORY PLANNING INSTRUMENT PREPARATION

Management and preparation of regional and local government planning instruments including stakeholder engagement, community consultation processes and State Agency reviews.

Key Projects and Clients:

- **Toowoomba City Council IPA Planning Scheme** – Review and Amendment
- **Sarina Shire IPA Planning Scheme** – Project Manager
- **Whitsunday Hinterland and Mackay 2015 Regional Plan** – Development and Implementation
- **Sarina Shire Social Impact Assessment Study** – Development and Implementation
- **Sarina Shire Open Space Plan** – Development and Implementation

MASTER PLANNING

Assist with the preparation of master plans for new residential estates and future growth for existing education facilities including a review of State, regional and local government planning controls, site and development constraints, assessment of growth needs and ensure the strategic and efficient use of land.

Key Projects and Clients:

- **Various Residential Estates** – Jeteld Pty Ltd (Clive Berghofer Developments)
- **Botanic Estate** – Bird in Hand 3 Pty Ltd (Certainty Wealth)
- **“The Leas”, Middle Ridge** – Toowoomba Catholic Diocese
- **St Joseph’s College Toowoomba**
- **St Mary’s College Toowoomba**
- **Mary MacKillop Catholic College**
- **Toowoomba Christian College**
- **St John’s School Roma**
- **Assumption College Warwick**

DUE DILIGENCE AND NEEDS INVESTIGATION

Undertake due diligence town planning and development potential investigations for prospective purchasers for property acquisitions including a review of State, regional and local planning instruments, site constraints, assessable development requirements and infrastructure charging regimes. Undertake planning needs assessments for development proposals.

Key Projects and Clients:

- **University of Southern Queensland Ipswich Campus** – University of Southern Queensland
- **Various Properties** – Rhodeland Group
- **Various Properties** – Argyle Investments (Qld) Pty Ltd

LAND MANAGEMENT PLANNING AND NATURAL RESOURCE MANAGEMENT

Prepare Land Management Plans to comply with State Government legislative requirements for State-owned land held under deed of grant in trust or similar tenure. Participate and manage Natural Resource Management community organisations at the regional and local level.

Key Projects and Clients:

- **University of Southern Queensland Land Management Plan Toowoomba Campus** – University of Southern Queensland
- **Sarina Catchment Management Strategy** – Development and Implementation
- **Mackay Whitsunday Natural Resource Management Group** - Development and supervision of projects and work programs.
- **Representative for Sarina Landcare Catchment Management Association and Mackay Whitsunday NRM Group** on various natural resource management committees at regional and State level.