



Planning Direction Pty. Ltd.
Town Planning & Development Services

INTRODUCTION TO PLANNING DIRECTION P/L

“Town Planning and Property Development Services”

Planning Direction Pty. Ltd.

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***Planning Direction P/L* is a town planning consultancy firm that has been servicing the property development industry since 1996.**

Planning Direction P/L offers a comprehensive consultancy service to all areas of the greater metropolitan area and throughout New South Wales.

The principal of the firm is Nigel White who prides himself on providing informed, accurate town planning and development advice in a timely manner. Nigel has had an extensive career as a local government planner before establishing *Planning Direction P/L* in 1996.

Over time *Planning Direction P/L* has developed an extensive network of well-respected experts that can be engaged as needed to *get the job done*. These experts include architects, heritage consultants, engineers, landscape architects, traffic experts, solicitors, builders and managing agents that can be selectively appointed on an as needed basis.

Planning Direction P/L offers the following town planning and development services:

- Preparation of Statements of Environmental Effects and co-ordination of development application submissions;
- Preparation of Policy and Statutory documents including Local Environmental Plans, Development Control Plans and Masterplans;
- Town Planning Appraisals/Assessments for Proposed Developments;
- Providing expert evidence in the Land and Environment Court of NSW;
- Town Planning Assessments –Planning Direction has assisted many Councils in assessing Development Applications submitted by Council in its own LGA to provide at an ‘at arm’s length’ service (Council’s include Warringah, Liverpool, Parramatta and Strathfield). In addition *Planning Direction P/L* has undertaken assessment of Council development

applications for the following Councils throughout Sydney including Ashfield, Strathfield, Willoughby, Liverpool and Parramatta Councils;

- detailed assessment reports in respect of planning proposals (rezoning of land); and

Project Management of Applications– Planning Direction through its broad range of consultants and in-house expertise can manage your project from inception through to approval stage. *Planning Direction* has project-managed and consulted on a range of varied projects. Primary roles and services provided by Planning Direction include:

1. Detailed site analysis to ascertain development potential.
2. Risk appraisal and management advice in respect of potential development projects having specific regard to relevant planning legislation, market influences and local circumstances.
3. Liaison with architects and Council officers during the design phase to ensure maximum compliance with relevant planning requirements.
4. Project management of the development application process from site analysis through to obtaining development consent. This includes advise to clients on the selection and appointment of relevant consultants and experts as may be required, co-ordinating and reviewing the consultant/expert reports, managing the preparation and submission of the development application including the preparation of a Statement of Environmental Effects or EIS as required, attending public meetings as and if required, and liaising with Councils officers with a view to obtaining a favourable town planning recommendation and development approval.
5. Advice to clients on development construction including obtaining quantity surveyor reports, obtaining and reviewing quotes for construction certificates,

obtaining and reviewing quotes from builders for project construction, management of the development through the construction certificate and building construction phases to building completion.

6. Lodgement of applications through the planning portal.

PROFESSIONAL PROFILE

Career Summary - Nigel White - Director (Bachelor of Applied Science – Environmental Planning)

Sydney Water

Undertook a cadetship while a trainee draftsman. Completed the Land and Engineering Survey Drafting Certificate in 3 years and worked as a graded draftsman until 1988 specialising in the preparation and design of sewer and water main amplification works particularly throughout the residential release areas on the outskirts of Sydney.

Ryde Council

Commenced work at Ryde Council as a Land and Engineering Survey Draftsman in the Town Planning Department and commenced university studies in town planning.

Parramatta Council

Commenced in 1990 as a graded Town Planner where I gained valuable experience in a variety of statutory and strategic matters across the LGA. I was the senior Planner of the Dundas Ward prior to leaving Council in 1994.

Warringah Council

I was employed by Warringah Council as a Senior Town Planner in 1994 where I assessed industrial, commercial, residential and rural applications.

Planning Direction P/L

Commenced full time consultancy work with *Planning Direction P/L* as a consultant planner undertaking development assessments at Willoughby Council.

EXAMPLES OF PROJECTS AND SERVICES

24 Campbell Street Parramatta 11 storey mixed use Ground commercial and 38 units Site Area: 782sqm FSR: 4.2:1 Status: APPROVED	29-31 Second Avenue Blacktown 15 storey mixed use Ground commercial and 119 units Site Area: 1996sqm FSR: 5.95:1 Status: APPROVED
114-124 Church Street Parramatta 25 storey mixed use 4 levels retail and commercial floor space and 80 units Site Area: 1,727sqm FSR: 6.6:1 Status: APPROVED	150 Marsden Street Parramatta 10 storey mixed use Ground commercial and 43 units. Site Area: 917sqm FSR: 4.2:1 Status: APPROVED
130 Main Street Blacktown 14 storey mixed use 2 commercial levels and 82 units Site Area: 1936sqm FSR: 4.7:1 Status: APPROVED	38-40 Chamberlain Road Campbelltown 6 storey unit development 105-107 Church Street Parramatta 10 storey mixed use. Ground commercial and 67 units Site Area: 1548sqm FSR: 3.5:1 Status: APPROVED
38 Prince Street Blacktown 25 storey mixed use. Ground commercial and 121 units Site Area: 2037sqm FSR: Approx 6:1 Status: APPROVED	46-54 Court Road Fairfield Pt 8 Pt 9 storey mixed use development including 4 buildings. Site Area: 9233sqm FSR: Pt 2.5:1 and Pt 3.6:1 Status: APPROVED
52 Station Street Harris Park M7 storey mixed use Ground retail and 24 units	63-65 Rickard Road Bankstown 10 storey mixed use Ground commercial and 91 units

Site Area: 692sqm FSR: 3.5:1 Status: APPROVED	Site Area: 2982sqm FSR: 3:1 Status: APPROVED
19 Burwood Road Burwood 5 storey mixed use building Ground commercial and 9 units Site Area: 580sqm FSR: 2.3:1 Status: APPROVED	Cnr Harrow Road and Mary Street Auburn 6 storey mixed use development 94 residential units and ground floor retail Site area 3,889sqm FSR: 3.09:1 Status: APPROVED
65-69 Castlereagh Street, Liverpool. A medium rise residential flat building containing 8 storeys over three (3) levels of basement car parking. Site area: 1,485.6m ² Status: APPROVED	24-26 Nelson Street, Fairfield 9 storey mixed use building containing 5 retail units and 39 residential apartments over 3 levels of basement car parking Site area: 1,335m ² Status: APPROVED
6 Sorrell Street Parramatta 8 storey mixed-use development comprising 154m ² of retail space and 19 residential units over 2 levels of basement car parking. Site area: 600.77m ² Status: APPROVED	755-759 Pacific Highway Chatswood 9 storey residential flat building over 2 levels of basement parking comprising 40 residential units. Site are: 1,213m ² Status: APPROVED

CHILDCARE CENTRES

13 Hubert Street Fairfield Demolition of existing improvements and construction of a new childcare centre over a single level catering for up to 44	32 Quarry Road Dundas Demolition of existing improvements and construction of a new childcare centre over a single level catering for up to 24 children. Status: APPROVED
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children. Status: APPROVED	
87 Wilson Road Bonnyrigg Heights Renovate-Alterations and additions to existing building to create a childcare centre for up to 75 placements over a single level. Status: APPROVED	Cnr Short & Bridge Streets Lithgow Construct a new purpose built childcare centre for up to 80 placements and a two storey medical centre on the old Lithgow Hospital site. Status: APPROVED
167-169 Stephen Street Blacktown Demolition of existing improvements and construction of a new childcare centre over a single level catering for up to 64 children. Status: APPROVED	1-3 Mullane Ave Baulkham Hills Reconfiguration of an existing childcare centre and construction of a second building to accommodate up to 54 children. Status: APPROVED

LAND AND ENVIROMENT COURT

Appeal No 11388-11392 86-88 Hampden Road Merrylands Multiple subdivision and dual occupancy Acting for Applicant against Holroyd Council APPLICATION APPROVED	Appeal No 10907 of 2001 15 Rosebank Road Epping Subdivision Acting for Applicant against Hornsby Council APPLICATION APPROVED
Appeal 10770 of 2003 22 Faulkner Street Toongabbie Multi Unit housing Acting for Applicant against Parramatta Council APPLICATION APPROVED	Appeal No 10268 of 2003 Winter Street Telopea Multi unit housing Acting for Parramatta Council against applicant APPLICATION REFUSED

<p>Appeal 10125 of 2004 10 Mount Street Wentworthville Multi unit housing Acting for applicant against Parramatta Council APPLICATION APPROVED</p>	<p>Appeal No 10951 of 2001 397-399 Hume Highway Liverpool Motel and Managers Residence Acting for Liverpool Council against applicant APPLICATION REFUSED</p>
<p>Appeal No 10987 of 2003 12A –16 Pioneer Street Wentworthville Townhouse development Acting for Parramatta City Council against applicant APPLICATION REFUSED</p>	<p>Appeal No 10713 of 2003. No 8 Mahony Street Wentworthville Townhouse development. Acting for applicant against Parramatta City Council APPLICATION APPROVED</p>
<p>Appeal No 0207 of 2003 4-6 William Street Warwick Farm Acting for Liverpool Council against applicant APPLICATION WITHDRAWN PRIOR TO HEARING</p>	<p>Appeal 8-14 Francis Street Dee Why Residential Flat Development Acting for applicant against Warringah City Council APPLICATION APPROVED</p>
<p>Appeal 202 Blaxland Road Ryde Residential Flat Development Acting for applicant against Ryde City Council APPLICATION APPROVED</p>	<p>Appeal 212 Pennant Hills Road, Pennant Hills Appointed by residents – resulted in a complete re-design and the deletion of 8 townhouses from original concept to mitigate impacts on adjoining property owners against advice from expert court appointed planner and urban designer. APPLICATION AMENDED</p>

STRATEGIC PLANNING, LEP AMENDMENTS AND MASTERPLANS

<p>56-98 Briens Road, 38-40 Redbank Road and 37-59 Balmoral Street Northmead Residential-townhouse/terrace and residential flats 267 dwellings Site Area: 22312m² FSR: 0.9:1 Status: Masterplan APPROVED</p>	<p>17-23 Kerrs Road Lidcombe Rezoning from Residential 2(c) to Business 3(a) Proposed 6 storey mixed use development. FSR: 3:1 Status: Rezoning GAZETTED</p>
<p>26-30 Stewart Street Ermington Mixed residential- townhouse terrace and detached dwellings 21 dwellings Site Area: 5354m² FSR: 0.54:1 Status: Masterplan and development application APPROVED</p>	<p>2-10 Mooramba Road Dee Why Zoning amendment to facilitate 3 storey residential flat development. 77 x 2 bedroom units Site Area: 6063m² Status: Rezoning GAZETTED</p>
<p>No 30-34 Railway Terrace Guildford Three storey residential flat building over basement car parking Site Area: 6487sqm FSR: 0.96:1 78 Units Status: Masterplan and development application APPROVED</p>	<p>Boydton Bega Valley Shire Preparation of DCP for development of acreage for residential subdivision, marina, commercial, open space and educational facilities. Status: DCP ADOPTED by Council</p>

TOWN PLANNING SITE APPRAISALS

<p>Defence National Storage and Distribution Centre (DNSDC) site, Moorebank Ave Moorebank</p> <p>Site area: 82.9hectares, 250 000sqm of warehouse space.</p> <p>Issues canvassed included rezoning, future development potential, heritage, subdivision potential and threatened species.</p>	<p>Forster Shopping Village', Breese Parade, Forster</p> <p>Site area: 13 hectares</p> <p>Issues canvassed included development potential, tree issues traffic and car parking, residential amenity, retail hierarchy, height and signage.</p>
<p>924 Pacific Highway Gordon</p> <p>Site area: 7411sqm</p> <p>Issues canvassed related to potential to create a strata subdivision over existing building, floor spaces, car parking, loading, signage and traffic implications</p>	<p>75 Miller Street North Sydney</p> <p>Site area: 777.7sqm</p> <p>Issues canvassed related to potential to create a strata subdivision over existing building, floor spaces, car parking, loading, signage and traffic implications.</p>
<p>1 Tindall St & Lot 1 Kellicar Rd Campbelltown</p> <p>Site area: 2.55ha</p> <p>Issues canvassed related to feasibility of establishing additional bulky goods uses on site, feasibility of extending existing Bunnings Warehouse building by up to 30% and feasibility of developing site for residential or mixed use purposes.</p>	<p>'Officeworks' 244 Church Street & 41-47 George Street Parramatta</p> <p>Site area: 5,761m²</p> <p>Issues canvassed related to the redevelopment of the site for mixed use development retaining and expanding current uses and providing additional carparking facilities.</p>

COMMERCIAL AND INDUSTRIAL

Various projects throughout the metropolitan, central coast and south coast regions including small industrial units, business parks and new commercial buildings, including:

Development of a neighbourhood business shopping centre – Farnham Road Quakers Hill, 11 Elizabeth Street Liverpool – commercial 6 storey building, 43 West Parade Eastwood – 2 storey commercial building, Expansion – Albion Hotel Parramatta and Lot 221 Camden Valley Way – new industrial development.

PLANNING SERVICES TO COUNCIL

Development assessments undertaken on a contract and informal basis for Parramatta City Council, Marrickville Council, Ashfield Council, Liverpool City Council, Willoughby, Warringah and Strathfield City Council.

Land and Environment Court representation for Parramatta City Council, Strathfield Municipal Council, Canterbury Council, Holroyd City Council, Ashfield Council and Liverpool City Council.

RESIDENTIAL PROJECT MANAGEMENT

The primary area of *Planning Direction* experience has been in medium density residential development within the Metropolitan area, central cost and south coast regions. *Planning Direction* has obtained numerous development consents for a broad spectrum of residential development types including boarding houses, detached dwellings, dual occupancy, villas, terraces, townhouses and residential flats.

The services provided by *Planning Direction* extend beyond obtaining development consent and embrace project management through the construction stage. Planning Direction recently completed a residential flat development

comprising 8 units at No 38 Napier Street Parramatta. *Planning Direction* was instrumental in obtaining development consent and guiding the client through the construction process including the costing and organising the preparation of the Construction Certificate, review and appointment of building, liaison with Council during the construction phase, and organising Strata subdivision.

Should you require a preliminary discussion or require a fee proposal for a project please contact the undersigned.

Yours Sincerely

Nigel White
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