



TOWN PLANNING  
AND URBAN DESIGN

# STATUTORY PLANNING

## Introduction

TPG has experience in a wide range of statutory planning matters. These can be grouped as follows:

1. Environmental Impact Assessment (on behalf of applicants or Consent Authorities),
2. Preparation of Expert Evidence (NSW L&E Court, Supreme Court and Liquor Licensing Court),
3. Preparation of Plans and Policies (usually on behalf of local government), and
4. Submissions on behalf of objectors (usually in relation to a DA on adjoining/adjacent land).

Examples of statutory planning experience are provided below:

### 1. Environmental Impact Assessment

TPG regularly prepare EIA work in the form of Statements of Environmental Effects (SEE), Environmental Impact Statements (EIS), and Environmental Assessments (EA under Part 3A). These assessments range from small developments such as a car port to large developments such as a golf resort of over \$100m in value.

Residence at  
McMahons Point



### SEEs

- SEE as part of a DA to gain approval for **minor residential additions** at a property in McMahons Point, Sydney..
- SEE and DA for the development and construction of a new **Residential Aged Care Facility** in Penshurst, Kogarah.
- SEE to accompany a DA for **fit-out of an existing retail premises** the St George Bank located at, Five Dock.
- SEE in relation to the **strata subdivision** of an existing **residential flat building located** at 37 George Street, Marrickville. SEPP 10 development.

### EISs (Part 4)

- EIS for the continued extraction, as well as onsite crushing & grinding activities, and rehabilitation of a quarry site at Kemps Creek in Sydney's west.
- EIS for a country concrete batching plant and a new industrial subdivision in Dubbo.
- EIS for a Part 3A application for new Concrete Batching Plant Artarmon, Willoughby.



Illawarra Ridge  
Golf Resort-  
Proposed Layout

### EAs (Part 3A)

- The subdivision of **seven rural lots** in the coastal zone at Wonboyn Lake on the far south coast of NSW.
- A proposed **golf resort** located at Darkes Forest, Wollongong, on the South Coast of New South Wales.

### Independent Third Party Assessment and Planning "Audits"

- An independent assessment of a Development Application was undertaken on for Shoalhaven City Council for an extension to a **regional shopping centre** in Nowra.



Penshurst RACF  
Layout



## 2. Preparation of Expert Evidence (NSW L&E Court, Supreme Court and Liquor Licensing Court)

- Expert Witness Report Luna Park Sydney Pty Ltd v Joan Street & Ors, Supreme Court Proceedings No 2267 of 2005: Review and assessment of the planning and approval of development within Luna Park, in particular the various Development Applications since 1995.
- Supreme Court of NSW Equity Division (No 050118 of 2002) Pacific National V Graincorp - Town Planning Evidence. Preparation of evidence in relation to the town planning implications of an existing development consent for the Western Sydney Rail Freight Facility at St Marys, Penrith
- CONCRITE PTY LTD V SUTHERLAND SHIRE COUNCIL, No.11066 of 2003. The Appeal was upheld by the Court on 5/5/2004. This project involved the preparation of town planning evidence in relation to an appeal against Council's refusal of development consent for a proposed concrete batching plant.

## 3. Preparation of Plans and Policies

### DCPs

- Draft DCP no. 30 - Sunset Waters, for a **rural residential subdivision** located at Sunset Waters, Griffith.
- Preparation of a DCP for the Undercliffe Bridge **Neighbourhood precinct** at Earlwood in Sydney's inner west.



Southwest Impression  
of Commercial Premises  
in Earlwood.

## REZONING: Draft Local Environmental Studies (LES) / Draft LEPs

- Preparation of a draft LES and draft LEP for a proposed **rezoning** of land currently occupied by Exeter Quarry in the Southern Highlands. The rezoning will facilitate **rural residential allotments** of 2 and 8ha
- Preparation of a Preliminary Assessment in relation to the rezoning of land surrounding the Blue Circle Southern Cement Works at Maldon, within the Wollondilly local government area. .

View from the  
wharf near Huskisson  
town centre



## S.94 PLANS

- Preparation of developer contribution plans for four town centres: **Fairfield, Cabramatta, Prairiewood and Bonnyrigg.**
- TPG prepared a comprehensive s.94 plan for **Huskisson town centre.**

## 4. Submissions on behalf of objectors (usually in relation to a DA on adjoining/adjacent land).

- Preparation of a submission of objection on behalf of Ipoh Management in relation to the proposed staged Development Application (DA) for a mixed retail and commercial development on the **Centrepoint Tower** site.
- Preparation of a of an objection report on behalf of the Hill Top Residents Action Group (HTRAG) to the proposed Southern Highlands **Regional Shooting Complex** at Hill Top, in the Wingecarribee Shire Local Government Area.
- An objection submission on behalf of a neighbouring resident in relation to the **change of use** of a warehouse building at Warringah, that is to become a **Virgin Active Gym**