




bpi

statutory planning
strategic planning
urban design & master planning





bpi is a strategic alliance of three town planning consultancies:

1. Michael Brown Planning Strategies
2. Pascoe Planning Solutions
3. Inspire Urban Design & Planning.

bpi offers statutory, strategic, urban design and master planning advice to private and public sector clients.

By offering an integrated urban planning service clients can be confident that they will receive:

1. Comprehensive advice and service from one source;
2. Access to the resources of three firms which can meet the needs of any project large or small; and
3. The expertise of three planning practitioners, recognised as experts in their particular fields.



About Michael Brown Planning Strategies	4
About Michael Brown	5
Relevant Experience	6
About Pascoe Planning Solutions	8
About Graham Pascoe	9
Relevant Experience	11
About Inspire	12
About Stephen McMahon	13
Selected Inspire Experience	15

About Michael Brown Planning Strategies

Michael Brown Planning Strategies is a planning practice bringing you the right mix of skills, knowledge and experience to manage planning and policy issues for contemporary places. The Principal of Michael Brown Planning Strategies, Michael Brown, has over 25 years experience in the planning field.

Michael Brown Planning Strategies provides the following services through project based consultancy agreements or as a short term contractor:

- Strategy development for local areas and places
- Project management of other consultants
- Policy development for land use and assessment issues
- Assessment of development applications
- Expert witness and technical review of processes

Michael Brown Planning Strategies has been established to provide high quality advice and assistance on planning policy, planning processes and management of development assessment issues.

We are specialists in the procedures required by planning law. Our area of expertise includes strategic and statutory instruments and development assessment. We also project manage development proposals, with the most recent development being the rezoning process of a major coastal town on the NSW South Coast known as Boydtown.

This project involved a number of consultants in various disciplines such as engineering, heritage, visual analysis, bushfire, traffic and flora and fauna. The development is based on a marina and when completed will have an estimated lot yield of some 2,000 lots. The development will have a mixture of permanent and tourist accommodation. The project will be developed over a period of about 20years, with the first stages commencing along the foreshore area of Twofold Bay.

We have also prepared the urban design concept/Master plan for this project for submission to the Department of Infrastructure Planning and Natural resources, as approval is required from this Authority under the Coastal Policy.

This will involve major discussions/negotiations with various Government Authorities, other stakeholders, community interest groups and Council

About Michael John Brown

Principal Qualifications

Associate Diploma in Town and Country Planning, Charles Sturt University
Bachelor of Applied Science (Environmental Planning), Charles Sturt University
Qualified Mediator (Australian Commercial Disputes Centre)
Diploma in Local Government Management, University of Technology, Sydney
Certificate in Front Line Management, TAFE

Professional Experience

Current Position

- Director, Michael Brown Planning Strategies

Previous Employment

- December 1994 to April 2003 – Manager, Development Branch, Camden Council
- June 1990 to December 1994 – Senior Strategic Planner, Strathfield Council
- February 1989 to June 1990 – Consultant Town Planner
- June 1986 to February 1989 – Senior Town Planner, Fairfield City Council
- September 1979 to June 1986 – Town Planner, Campbelltown City Council

Relevant Experience

Major Projects – Private Practice:

- Preparation of Environmental Impact Statements for Concrete Batching Plants;
- Planning reports for major urban release area of Spring Farm for Mirvac and Landcom (some 4000 lots);
- Masterplan for Eden Township;
- Training and equine centre at Cobbitty for Rutley Transport;
- Preparation of Review of Environmental Factors for relocation of Castlereagh Road, Penrith for Penrith Lakes Development Corporation on behalf of the Roads and Traffic Authority;
- Proposed rezoning of land adjoining Tamworth Entertainment Centre for equine centre;
- Residential development in Newcastle;
- Representation in Land and Environment Court Proceedings;
- Preparation of Statements of Evidence for Land and Environment Court proceedings;
- Rezoning application to Queanbeyan City Council for residential subdivision land at Jerrabomberra (1000 lots);
- Preparation of Statement of Environmental Effects (SEE) – 10 storey residential/commercial tower, Campbelltown;
- Preparation of SEE – 16 storey mixed-use development Fairfield;
- Preparation of SEE – 6 storey residential development Campbelltown;
- Six and eight storey residential apartment complex The Entrance;
- Preparation of Statement of Environmental Effects for 5 storey serviced apartment/conference facility Campbelltown;
- Preparation of SEE – for numerous applications for subdivisions;
- Masterplan for 174 residential lots at Mount Annan and preparation of Statement of Environmental Effects;
- Masterplan for 300 apartments at Narellan;
- Submissions for rezoning applications;
- Development options for land at Merimbula (600 – 800 lots), also involves master planning under SEPP 71 – Coastal Protection;
- Preparation of rezoning proposal for land at Merimbula;
- Development options for land south of Eden (Boydton) (2000 lots) and rezoning proposal (SEPP 71 – Coastal Protection). This also involves the project management of other consultants such as heritage, traffic; engineering; ecological and bushfire and urban design;
- Preparation of SEPP No 1 submissions to Council's.

Policy and Planning

- Planning reports and site appraisals for numerous development sites across Sydney & Regional NSW;
- Rezoning report for major 15 storey residential developments in Strathfield Town Centre;
- Introduction of NatHERS rating system to Camden Council and later used for rating of dwellings in NSW;
- Project managed Harrington Park development (2,500 lots) and encouraged introduction of Design Guidelines, which won UDIA award;
- Preparation of successful submission to DUAP on SEPP No 53 – Metropolitan Development;
- Represented Council at Commission of Enquiry regarding development of lake system at Harrington Park;
- Preparation of numerous policies and strategies for residential, commercial and industrial development;

- Development of “The Cascades” at Mount Annan (600 lots);
- Development of “The Lanes” development at Kirkham Lane (55 rural/residential lots) and encouraged Design Guidelines to be introduced;
- Rezoning report and preparation of Development Control Plans for Narellan Town Centre;
- Preparation of numerous rezoning reports for various Council’s (Campbelltown, Fairfield, Strathfield, and Camden);
- Preparation of numerous Local Approval Policies;
- Represented Strathfield Council on Olympic development proposals prior to and after successful announcement of bid;
- Assessed development application for redevelopment of Enfield Marshalling Yards Intermodal Transport Facility;
- Assesses development application for Fairfax Printing Facility at Chullora;
- Rezoning report for land in Roberts Road, Greenacre for major transport facility;
- Rezoning report for Stage 1 of development of major coastal town south of Eden NSW known as Boydtown;
- Rezoning report for land at Harrington Park for expansion of residential land;
- Rezoning report for commercial development at Fairfield; and
- Review of Environmental Factors for Castlereagh Road Relocation for the Penrith Lakes Development Corporation and Roads and Traffic Authority.

Major Clients

- Winten Property Group;
- Jax Quickfit Tyres;
- Landcom;
- Mirvac Homes;
- Peter Warren Group;
- FDC Building Services;
- Lyon Development Group;
- Archer Properties;
- Strathfield Council;
- Robertsday Town Planning Design;
- Lean and Hayward, Consulting Engineers;
- J M Daly, Consulting Engineers;
- Brown Consulting (NSW) Pty Ltd, Consulting Engineers;
- Marsdens Law Group;
- Campbelltown City Council;
- Penrith Lakes Development Corporation;
- Greenfields Developments Pty Ltd;
- Cornish Group Pty Ltd
- Dickinson Developments; and
- Admark Constructions.

Giving Evidence in Land and Environment Court

I have prepared a number of Statements of Evidence before the Land and Environment Court both in private practice and employed by Council’s.

About Pascoe Planning Solutions

Graham Pascoe is a former senior planner and manager at Camden Council of some 25 years experience. Graham has exhibited diverse qualities in managing major development and rezoning applications and policy initiatives over this period.

Driven by facilitating balanced planning outcomes in complex statutory, political and community environments he has established a respected reputation as a passionate and pragmatic planner.

The experience he brings having largely guided the moulding of a rich rural country service centre with a nationally renowned heritage into a vibrant new urban community with a rural hinterland backdrop, enhanced natural systems and a cultural heritage overlay is unique.

During his professional career Graham has engaged in perpetual continuing education initiatives and continuing professional development and has addressed professional forums and tertiary, secondary and primary/infants students.

As such, he is equipped with "leading edge" skills to bring to projects at hand both directly and through the "import" of accredited specialists. His network of professional peers also enables him to assemble respected multidisciplinary teams and/or contribute to such teams as an integral team member.

About Graham G. Pascoe

strategic planning

- Bachelor of Economics (Honours)
- Postgraduate Diploma in Urban and Regional Planning
- Postgraduate Diploma in Local Government Management
- Master of Letters (Human and Environmental Studies)
- Associate Diploma in Business (Valuation)
- Advanced Certificate in Property Agency
- Certificate as Town and Country Planner (Ordinance 4)

Employment

Camden Council (1981 – 2005)

Positions Held:

- Manager Outcomes
- Manager Strategic Planner
- Deputy Chief Town Planner
- Assistant Town Planner

Membership of Professional Associations, Committees, etc. (Principal)

- Corporate Member of Planning Institute of Australia
- Member of the Institute of Australian Geographers

Membership of Professional Committees

- Former member of Local Government Town Planners Qualification Committee (Ministerial Appointment)

Referees

- Greg Wright (General Manager – Camden Council) Phone: 4654 77
- Pat McNamarra and Phil Haywood (Lean & Haywood – Campbelltown Surveyors and Project Managers) Phone: 4640 8222

- Terry Goldacre (Harpak Principal – Developers of Harrington Park Estate – Former UDIA President) Phone: 0417 275 852
- David Brown (Wentworth Brown Principal – Urban Designer, Architect – Former RAlA President) Phone: 9437 4955
- John Mullane (Mullane Planning – Principal – Town Planning Consultant) Phone: 0408 961 839

Professional Peers Associated With Recent Projects

- Dr Danny Wiggins (Blinkhorn and Wiggins – Consultant Town Planners) Phone: 44 474 036
- David Taylor (APP Corporation Pty Ltd) Phone: 9957 6211
- Stewart Nettleton (Medallist Developments) Phone: 8232 3829

Skills (General)

- Visioning
- Problem Identification
- Listening and Directing / Problem Solving
- Brokering Win / Win outcomes
- Pragmatic policy application
- Local Government liaison
- Project Management

Skills (Specialist)

Environmental Planning

- Land Capability Assessments
- Constraints and opportunities mapping
- Statements of Environmental Effects
- Environmental Impact Statements
- Statements of Evidence
- Assessment and Review of Development Proposals / Works

- Planning Instrument Preparation / Review
- Heritage Impact Statements
- Conservation Management Plans
- Place Based Planning
- Planning Instrument Preparation / Review
- Community Consultation
- Land Management

Strategic Planning (Landuse)

- Environmental Studies
- Local Environmental Plans
- Development Control Plans
- Landuse Strategies
- Structure Plans
- Masterplans
- Street Scape and Public Domain Design
- Landuse Strategies
- Research and Specialist Policy Preparation
- Sustainability Profiling
- Infrastructure Funding
- T-Maps
- Mentoring/Professional Staff Development.

Property Development

- Site Identification
- Feasibility Analysis
- Packaging and Management of Development (and Rezoning) Applications
- Project Management
- Development Contributions

Corporate Planning

- SWOT Analysis
- Visioning
- Outcomes Focussed Strategic Plan Development
- Integration of Organisational Strategic and Operational Plans
- Performance Measures
- Reporting

Relevant Experience

Statutory Planning

Development Applications for:

- Town Centres
- Neighbourhood Centres
- Retail Bulky Good Super Centres
- Industrial Estates
- Comprehensive Residential Subdivisions (500-1000 lots as staged developments)
- Rural Residential Subdivisions
- Integrated Housing Developments (5-100 lots dwellings)
- Medium Density Residential Developments
- Dual Occupancy Developments
- Heritage Precinct Infill Developments, Redevelopments and Adaptive Reuse Proposals
- Retirement Villages

Developer Contributions Plan Preparation

Land and Environment Court and Mediation Experience

Strategic Planning

Plans for:

- Town Centre Master plans
- Release Area Master plans
- Structure Plans
- Developer Contribution Plans
- Local Environmental Plans
- Development Control Plans
- Comprehensive Local Plans

Strategies:

- Rural Lands Strategy
- Residential Development Strategy
- Integrated Land use/Transport Strategy
- Economic Development Strategy
- Retail/Commercial Hierarchies

Guidelines/Policies/Systems

- Heritage Analysis and Development Guidelines
- Rural Residential Development Guidelines

- Natural Assets Policy
- Bush Corridor Policy
- Environmental Management Systems

Recent Project Experience

Rezoning

- Elderslie and Spring Farm Urban Release Areas (6,000 allotments)
- Harrington Park II / Mater Dei (1,000 allotments)
- Narellan Township (Commercial consolidation / revitalisation, mixed use and residential redevelopment)
- Central Hills (Residential Golf Course development)

Master plans / Development Control Plans

- Elderslie and Spring Farm Urban Release Areas (6,000 allotments)
- Narellan Township (Commercial consolidation / revitalisation, mixed use and residential redevelopment – Enquiry by Design Process)
- Camden Town Centre (Controlled development in a sensitive heritage precinct)
- Carrington Centennial Trust (Major Aged Persons Complex)

Structure Plans

- Local Government Area wide Land use Structure Plan

Policies / Strategies / Studies

- Natural Assets Policy
- Salinity Strategy
- Environmental Heritage Study
- Rural Lands Study / Strategy

Conservation Management Plans

- Gledswood Homestead
- Harrington Park Homestead
- Oriellon Homestead
- Studley Park House
- St. Pauls, Cobbitty
- St. John, Camden

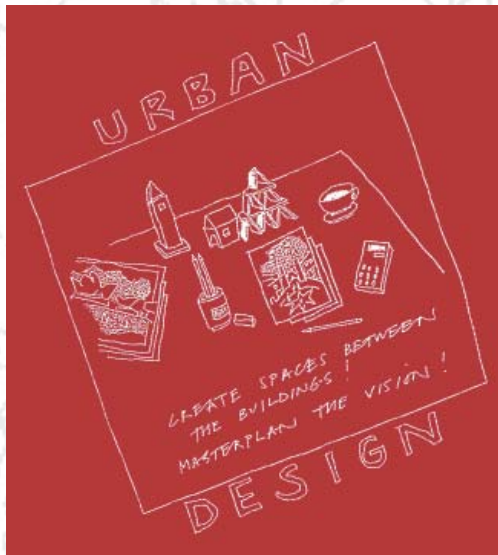
About Inspire

Inspire Urban Design and Planning is a deliberately small consultancy practice delivering urban design and town planning services to both private and public sector clients.

The Principal of Inspire, Stephen McMahon, offers over twenty years of experience gained from a variety of work environments including the London Dockland Development Corporation, the City of Wanneroo in WA, the Olympic Coordination Authority and 12 years in private practice in Sydney and Brisbane.

The scope of work undertaken by Inspire is wide ranging and includes urban design studies, residential and commercial master plans, preparation of Statements of Environmental Effects, development applications and rezoning studies, strategic land use planning, preparation of development control plans, submissions on town planning matters and appearance as an Expert Witness in the NSW Land and Environment Court on urban design matters. The practice calls on the expertise of other specialist disciplines as required.

Inspire recognises that its future depends on giving to each client a commitment to long-term personal and professional involvement. By remaining small, Clients can be confident that Inspire will provide a level of personal service to create innovative and value-added urban design solutions and town planning outcomes.



About Stephen McMahon

Stephen McMahon is the sole Director of Inspire Urban Design and Planning. With a Master of Arts obtained from Curtin University via scholarship to Oxford Brookes University in Oxford, Stephen brings to each project knowledge of contemporary urban design theory and over 20 years planning experience gained in organisations ranging from the London Docklands Development Corporation in England, the former City of Wanneroo Perth WA, one of Australia's fastest growing local government authorities, Woods Bagot Architects in Brisbane and Sydney for 9 years and, recently, he was Principal of national urban design firm Roberts Day's NSW office.

Currently he lectures urban design part time in the Faculty of the Built Environment at the University of New South Wales. He regularly presents papers at development industry conferences and in industry journals.

He is familiar with town planning, urban design and strategic policy issues and is fully conversant with local government land use planning and control processes. He is at the forefront of the design industry's call for more attention to urban design and is committed to working with clients and communities to devise urban design and planning solutions which enhance a city's sense of place, environmental sustainability and its public realm, yet maintain and enhance the prerequisites for commercial success.

He is able to demonstrate that high quality urban design solutions secure community acceptance of development as well as creating a point of difference from standard design responses.

Qualifications

- Master of Arts (Urban Studies), Curtin University, Perth & Oxford Brookes University, UK, (1993-1994).
- Commenced Graduate Diploma Property, Curtin University, Perth (1991), Not Completed due to Overseas Travel
- Post Graduate Diploma (Urban & Regional Planning) with DISTINCTION, Curtin University, Perth (1989-1990);
- Bachelor of Arts (Urban & Regional Studies), Curtin University Perth (1985-1988);

Professional Experience

- 2006 - Present, Director, Inspire Urban Design and Planning;
- 2004 - Present, Part – time Lecturer Faculty of Built Environment, University of NSW 'Urban Design – Plan 2032';
- 2004 - 2005, NSW Principal Roberts Day NSW Pty Limited;
- 2003, Senior Associate, Design Collaborative Pty Limited;
- 1993 – 2002, Associate: Urban Design & Planning; Woods Bagot Pty Ltd (NSW & Qld) inc 1998 – 1999, Urban Domain Co-ordinator Sydney East Precinct, Olympic Co-ordination Authority (on secondment);
- 1991 - 1993, Statutory Planning Officer, City of Wanneroo, Perth Western Australia;
- 1990 - 1991 Assistant Planning Administrator, London Docklands Development Corporation, London UK; and
- 1988 - 1989 Planning Assistant, WA Fire Brigade's Board, Perth, WA.

Professional Memberships

- UDIA NSW (Current Member of Land Supply Committee);
- Planning Institute of Australia Current Chair of Metropolitan and Environment Committee;
- Member Baulkham Hills Shire Council Target Sites Panel (Current); and
- Member North Sydney Council Urban Design Panel (2002-2003).

Awards and Scholarships

- August 2005, UDIA Public Sector Leadership for Urban Development Castle Grand Development, contributing Author of Castle Street Target Site DCP;
- July 1999, Finalist Alexandra Canal Urban Design Competition, NSW Department of Urban Affairs and Planning and South Sydney Development Corporation;
- November 1998, Royal Australian Planning Institute (NSW) Commendation for Merit, Greenway Park Estate Master Plan;
- November 1997, Royal Australian Planning Institute Certificate of Merit 1997 Awards for Excellence, in the "Urban Design" category for the "Cairns Esplanade Pool Concept";
- November 1996, Royal Australian Planning Institute Certificate of Merit 1996 Awards for Excellence, in the "Employment, Business, Tourism and Industrial Planning" category for the "Strathpine Business Area Development Control Plan Review";
- November 1996, Royal Australian Planning Institute Certificate of Merit 1996 Awards for Excellence, in the "Employment, Business, Tourism and Industrial Planning" category for the "Redcliffe Central Business District Redevelopment Options Study";
- Exchange Student, Curtin University, Western Australia and Oxford Brookes University (formerly Oxford Polytechnic), England International Student Exchange Programme 1993;
- The Local Government Planners Association Prize 1989; most outstanding student in Graduate Diploma Course in Urban and Regional Planning; and
- Western Australian Fire Brigades Board Scholarship 1988.

Publications, Presentations & Papers

A select example of recent (since 2000) papers and presentations undertaken by Stephen McMahon include (refer to detailed curriculum vitae for complete list):

- 2005, Presentation "Is Your Suburb Making You Fat – Conscripting Urban Design to Battle the Bulge"; Planning Institute of Australia National Congress, Melbourne Convention Centre 17 – 20 April;
- 2005, Paper "Answering the Call of the Bean, Using Urban Design to Foster Creativity in new Suburbs", Australian Planner Vol 42 No.4 pp27-30;
- 2004, Presentation "Urban Design in 4 Hours"; NSW Local Government Planners Forum, Port Stephens;
- 2004, Paper "You do not find the next ghetto, the next ghetto finds you", Australian Planner Vol 41 No.2 p43;
- October 2003, Paper "Lets Clean Up the Cross! Says Frank – But will this be yet another Planning Blunder?", PIA (NSW Division) Annual State Conference., Thredbo 28-31 October;
- May 2003, Paper "Preparing User Friendly Urban Design DCPs", NSW Local Government Planners Network Forum, Cyprus Lakes Resort – Hunter Valley;
- March 2003, Paper "Do you love to work ... or work to love? – Office Location, Form and Design in a Changing World", Planning Institute of Australia National Congress, Adelaide Convention Centre 31 March – 2 April;
- March 2002, Paper "Revision J achieving New Urbanism on Greenfield Sites", Australian Planner Vol 39 No.1 pp 46-50 and October 2001, RAPI 2001 National Conference, Canberra; and
- 6 June, 2000 Presentation "Wollongong in the Future: the Death and Life of some Great Global Cities", Illawarra Business Chamber Annual Dinner, Novotel Wollongong.

O'Grady Property, Master Planning

Inspire provided site structure and master planning advice to a multi-disciplinary submission to the NSW Department of Planning for property owned by the O'Grady Family in Cobbitty, South West Sydney to seek the rezoning of the property.

The aim of the structure planning exercise and final master plan was to demonstrate that possible development of the site would not only protect the water quality of the Nepean River (the catchment of which the site fell within) by appropriate dedication of areas for the provision of water quality management measures co-ordinated with open space, but also would protect the visual curtilage of an adjoining homestead with recognised heritage significance.

The plan adopted a contemporary approach to urban design, advocating a connected and legible neighbourhood structure based upon a permeable grid road and footpath pattern, configuration of major pathways and open space to capitalise upon and frame views to local landmarks and elevated hilltops and anchored by an intimate mixed use neighbourhood retail and commercial area with primary school.

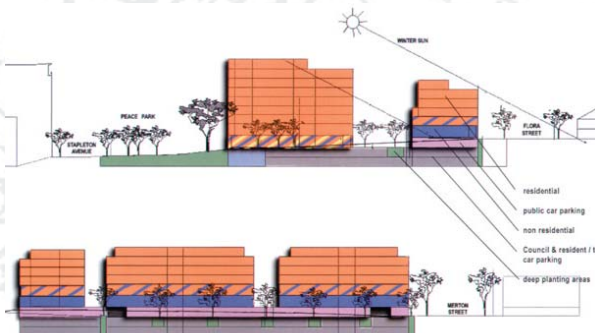




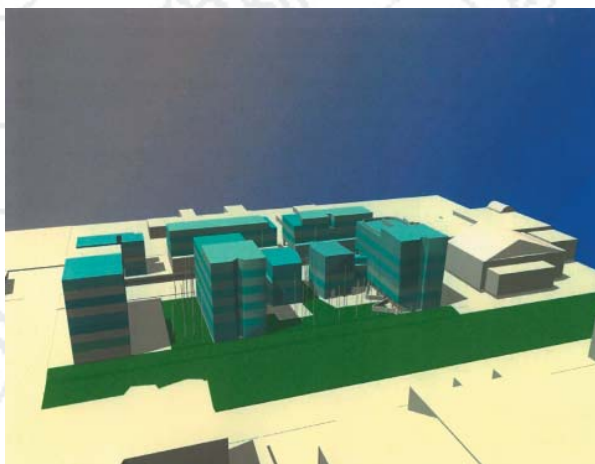
Flora Street Master Plan

The GBS Group was proposing to commence the next stage of the development of the 'Flora Street Block' to the south of the Sutherland Council Chambers in Sutherland, Sydney with a new residential apartment building 'Building 5'.

Council was concerned that the development may impact on the quality of Peace Park, a well designed and popular town centre park immediately to the north of the site and was keen to ensure Building 5 was located within, and formed part of, a coordinated urban design oriented master planned approach for the site.



Working with the architect we explored a number of urban design scenarios with Council in a highly interactive process including consultation with adjoining landowners and community groups until there was joint agreement on a preferred approach. The final scheme is considered the optimum solution to address visual impact, access, CPTED principles and streetscape requirements as well as offering a potential building with good amenity for its residents and a notable contribution to Sutherland Centre's townscape.



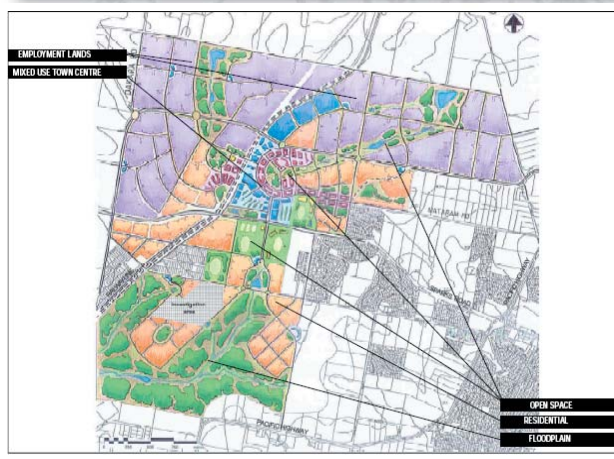
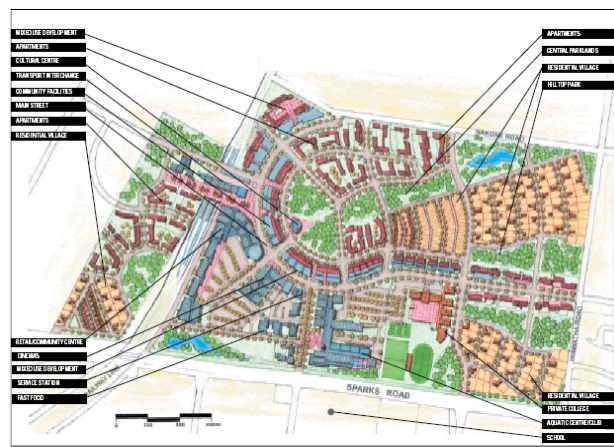
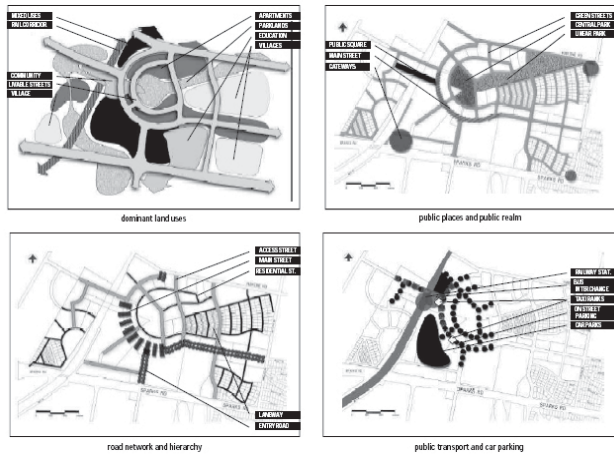
Following support of our Master Plan Council quickly granted consent to Building 5 and construction is to commence in the near future.

Warnervale District Planning Strategy

A joint appointment by Wyong Shire Council and Planning NSW to prepare a strategy to guide development around the Warnervale Railway Station within the Central Coast growth corridor north of Sydney.

Working with an area larger than 1,500 hectares our products comprised a master plan for a new railway station based town centre, a district structure plan and an implementation plan incorporating an outline DCP.

Our Brief was demanding and required our products to demonstrate the adoption of contemporary urban design and ecologically sustainable development philosophies such that the district can act as a model demonstrating not only best practice urban design but also a successful collaborative multi government agency partnership to urban planning within the State.





Spring Farm Amended Master Plan

Landcom sought to review the adopted plan for its land holding in the Spring Farm Release Area in South West Sydney.

Planning for the site was complex and had to carefully balance water quality protection (the site adjoins the Nepean River), with enhancement of scenic quality and views, accommodation of three overhead power easements that dissected the site and Camden Council and the NSW State Government's expectations for higher than conventional residential densities.

Inspire provided urban design and master planning advice to the consultancy team and prepared an alternative proposal based on a structure of three distinctive neighbourhoods, water sensitive urban design and view corridor enhancement that addressed both Landcom's criteria and the complex opportunities and constraints that the characteristics of the site and its context offered to the master planning process.

The amendment plan has been accepted by Landcom and has been the catalyst for a detailed review of the development of its landholding in Spring Farm.

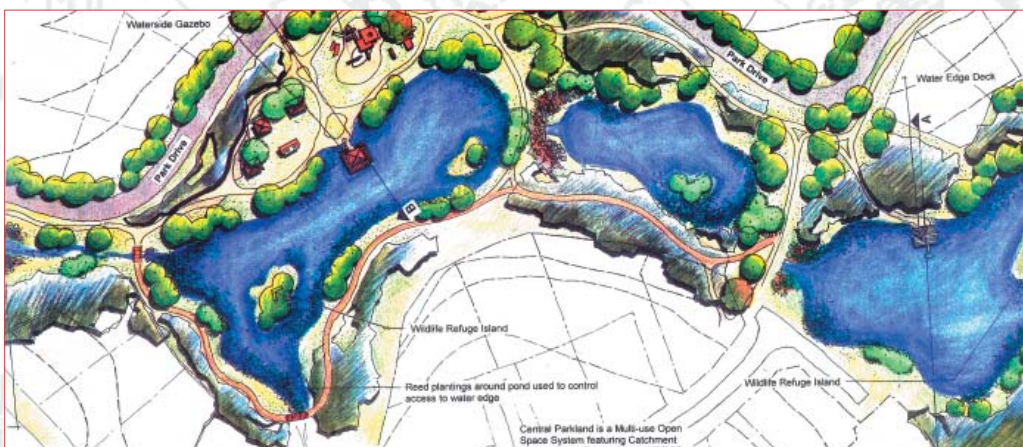
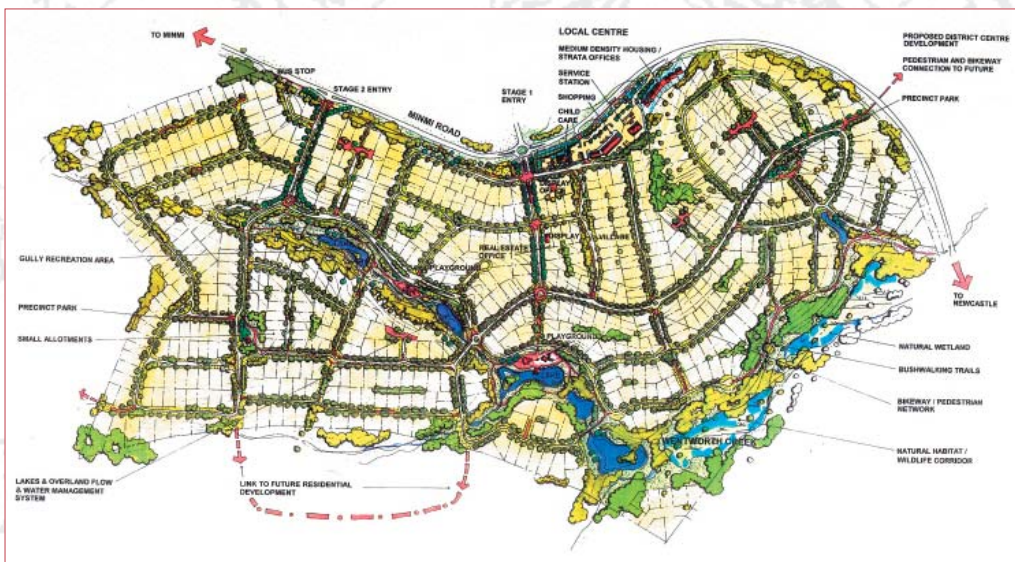
Highland County Residential Master Plan and Development Control Plan, Fletcher NSW

The preparation of a Master Plan and DCP for a new 600 allotment residential area near Newcastle involving the application of contemporary urban design principles based on an 'urban village' philosophy and a legible road network with high connectivity.

The plan had to carefully balance undulating landform to both provide for efficient development lots as well as preserve the local character and scenic values embodied in the hilly terrain and creekside environment.

A particular feature of the plan was the application of measures to protect the quality of water exiting the site into Wentworth Creek, which demonstrated one of the first applications of water sensitive urban design in NSW.

The final stages of the Estate are currently being sold.





Menangle Enterprise Park Master Plan

Menangle Pastoral Pty Ltd is the owner of a large landholding in South West Sydney adjoining Menangle Village approximately 12 kilometres south of Campbelltown and close to the new South West Growth Centre. Collectively the lots that establish the landholding constitute more than 200 hectares of generally unencumbered land directly adjoining Menangle Railway Station and the Hume Highway / South West Freeway. The lands are ideally suited for new employment, enterprise and associated uses, which can contribute to achieving the NSW Government's Sustainability, Liveability and Economic goals.

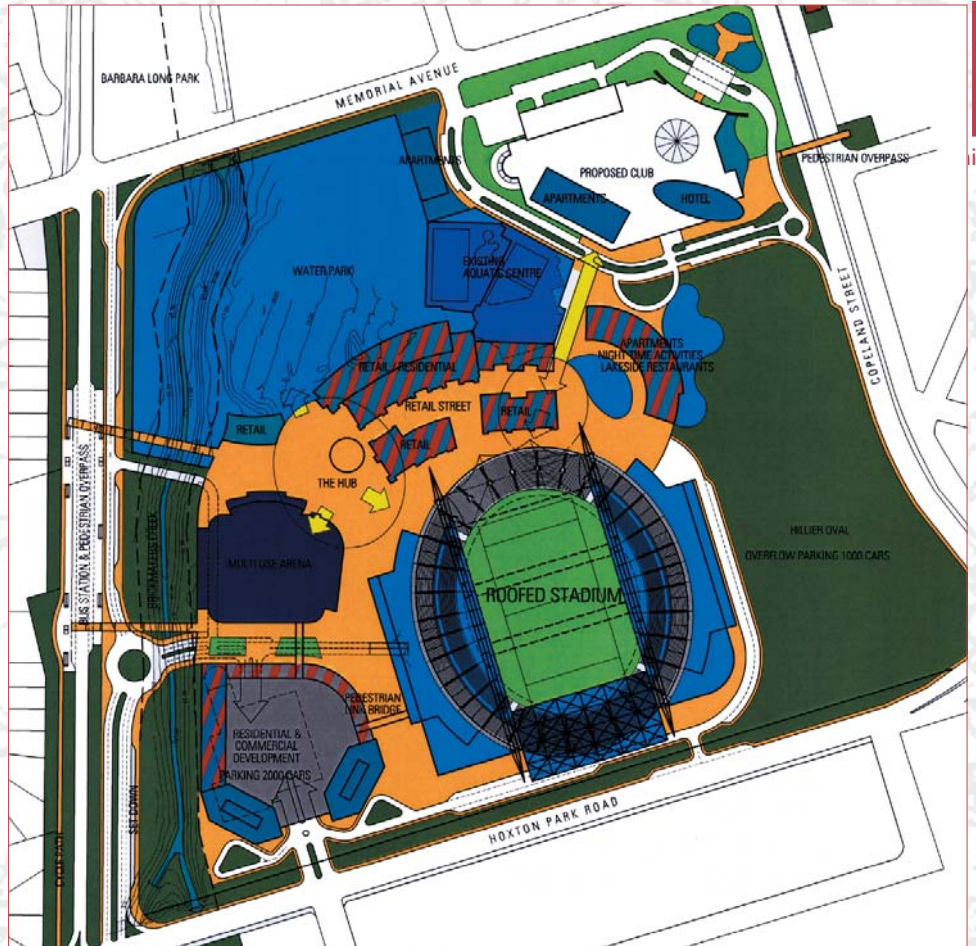
Inspire urban Design and planning has prepared a master plan for the site that capitalises on landform, protects views and provides for a wide range of employment activities, built forms and a possible intermodal facility.

Our commission has been extended to include a recent submission to the Minister requesting consideration of the proposed development as a 3A Project (in accordance with the Major Projects SEPP) and its designation as State Significant Site.



Oasis Master Plan, Local Environmental Plan and Development Control Plans

Whilst at Woods Bagot Architects Stephen was part of the Master Planning Team providing town planning and urban design advice to the commission from both the Bulldogs League Club and Liverpool City Council to prepare the master plan document and supporting Local Environmental Plan (LEP) and two Development Control Plans (DCPs) to guide future development of Woodward Park and its surrounding lands so that it achieved the Vision of the Oasis Project.



The preparation of the LEP and DCP involved dealing with a complex interaction of environmental matters, development dynamics, design policies, land uses, transport patterns, community attitudes, political commitments and other factors in order to achieve and maintain a viable and consistent vision for Oasis.



The draft documents provided a framework for the development and use of the master plan area in the physical, environmental, economic, administrative, social and cultural sense, and for the achievement of the shared Oasis Vision. By definition the documents dealt with many issues that could not have been readily dealt with in the usual development control process.



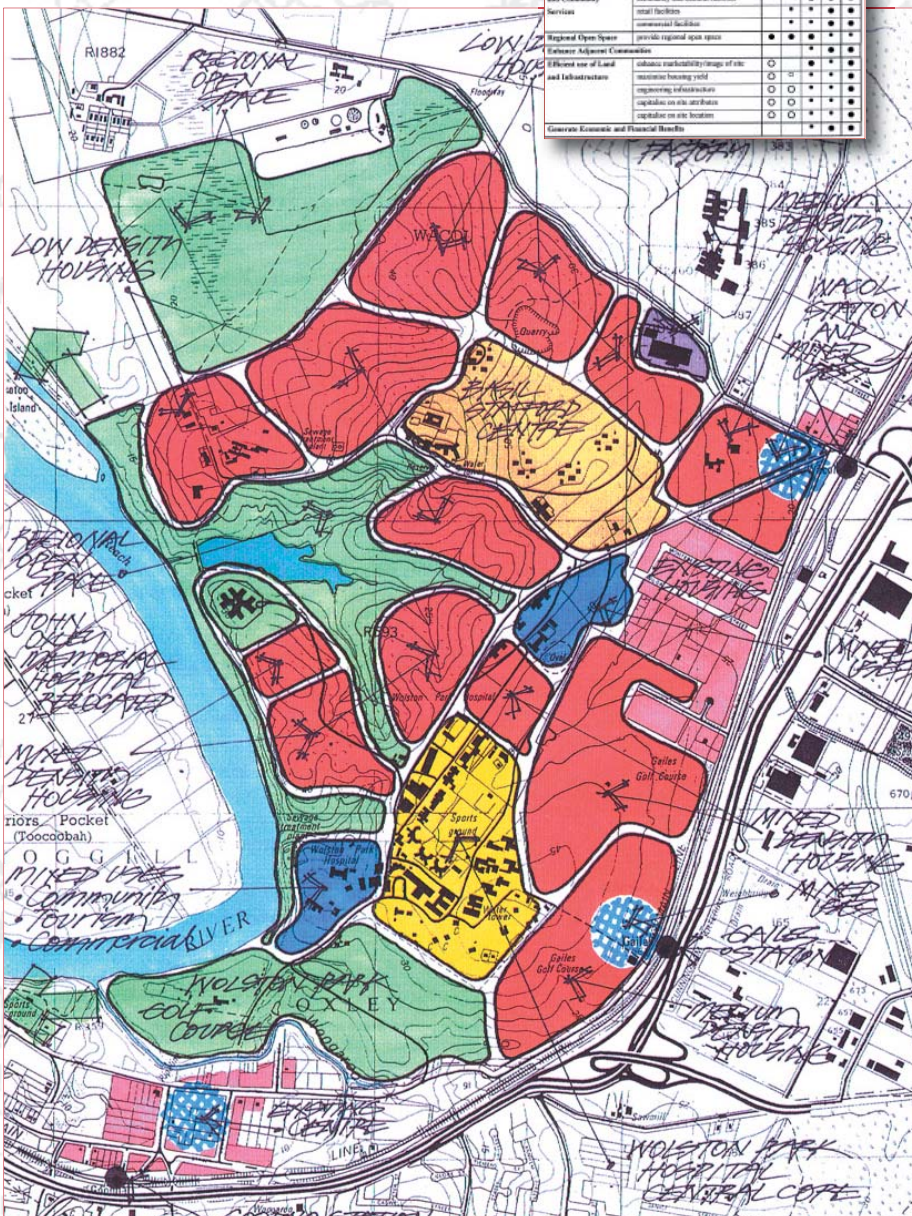


OBJECTIVES: Opportunities to achieve the following:	SCENARIO				
	1	2	3	4	5
Max Q - Health South	*	*	*	*	*
Institutional Hub	*	*	*	*	*
Wolston Park Hospital	*	*	*	*	*
Blind Staffed Centre	*	*	*	*	*
Enhanced Frontages	*	*	*	*	*
Substantial New Community	*	*	*	*	*
critical mass of housing & population	*	*	*	*	*
Balanced community	○	○	○	○	○
mix of housing types and price	○	○	○	○	○
increased public transport	○	○	○	○	○
convenient access to shopping, commercial and community services	*	*	*	*	*
primary school	*	*	*	*	*
other educational facility	*	*	*	*	*
community and cultural facilities	*	*	*	*	*
recreational and sports facilities	*	*	*	*	*
commercial facilities	*	*	*	*	*
Regional Open Space	○	○	○	○	○
provide regional open space	○	○	○	○	○
Efficient use of Land and Infrastructure	○	○	○	○	○
enhance marketability/usage of site	○	○	○	○	○
improve housing yield	○	○	○	○	○
improving infrastructure	○	○	○	○	○
capitalise on site attributes	○	○	○	○	○
capitalise on site location	○	○	○	○	○
Generate Economic and Financial Benefits	○	○	○	○	○

Wolston Park Hospital Site Development Potential Analysis

West Moreton Regional Health Authority (Queensland Health) controls the Wolston Park Hospital Site in near Wacol, Brisbane. The site is large, attractive, underutilised and adjoins two railway stations. It is a strategic public asset and the Building Better Cities Programme had identified the future use site as one of the key aspects of the Brisbane - Inala Corridor Strategy. The commission from the Authority and the Queensland Department of Housing, Local Government and Planning required a study of the development potential of the site and rationalisation of existing development to initiate cabinet investigation on its future.

Following a comprehensive site and context analysis that investigated landform, heritage hydrology, connectivity/ access, views and scenic values we identified a number of different land use and access structures and development scenarios for the site and assessed them against sustainability, institutional and urban design and livability criteria.

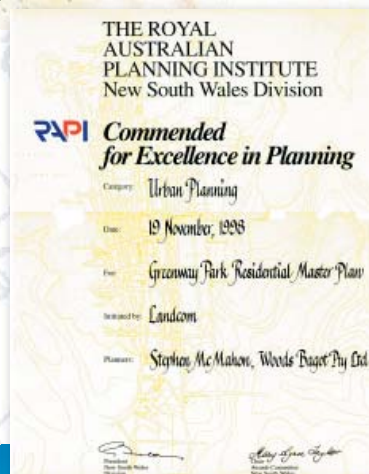




Greenway Park Master Plan

On behalf of Landcom, Greenway Park was a Master Plan for Stage 2 of the Greenway Park Estate in South West Sydney. The master plan was one of the first approaches in NSW to explore the adoption, in a practical sense, contemporary New Urbanism strategies in residential design and led to the awarding of a RAPI Commendation for Merit.

The development did not come without contention. The subsequent commission to design and obtain Liverpool City Council's consent for new laneway housing generated a number of concerns within the local community, which resulted in an appeal which was upheld by the NSW Land and Environment Court.



bpi

statutory planning
strategic planning
urban design & master planning