

Lindsey Elizabeth Dey

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Profile

I am an experienced planning professional with diverse knowledge and expertise; having worked across State and local Government, private enterprise, and the small business sectors in the capacities of Local Planning Panel (LPP) Expert Member, North Sydney Council's Community Representative on the Sydney North Planning Panel, Planning Consultant, Senior Town Planner and Senior Strategic Planner.

Key areas of expertise include: Local Environmental Plan (Planning Proposals) and Development Control Plan Reviews; Statutory Planning activities – residential, commercial, industrial, boarding house, open space, provision of community facilities, child care centres and mixed use; Development Application preparation for individual clients to approval phase (including Statement of Environmental Effects preparation); Heritage Conservation; DA submissions, analysis of development potential on privately owned sites; and compliance with NSW legislative requirements.

As an LLP Expert Member, I have added value in the areas of infill development, planning control change and subsequent development, interface development, extension of hotel trading hours, land use intensification, heritage/conservation impacts; mixed use developments; and various modifications. Councils/panels supported include Bayside, Canada Bay, Canterbury-Bankstown, Central Coast, Georges River, Hunters Hill, Inner West, Ku-ring-gai, Lane Cove, Mosman, Northern Beaches, North Sydney, Parramatta, Willoughby, Wingecarribee and Wollondilly.

Underpinning my technical expertise is a thorough understanding of the planning and environmental framework of NSW, and its legislative process; in-depth research, analysis, and reporting; a confidential, tactful, and un-biased approach; and the need to challenge as a devil's advocate to minimise risk and uphold accountability. Additionally, I bring to the table well-honed communication and interpersonal abilities; having selected, briefed and managed associate consultants for Government; mediated clients' issues to effective resolution; developed formal objection letters; and facilitated community forums and workshops (council housing, commercial centre revitalisation, urban design & ageing strategies).

Referees have stated – “a superior ability to communicate” and “ability to weigh public policy with pragmatic industry or commercial reality”.

Qualifications / Memberships / Awards / Mentoring

Bachelor of Arts (Geography & Natural Resource Management) – UNE

Master of Town and Country Planning – University of Sydney

Certificate of Public Participation, IAP2

Project Management Fundamentals – PM Partners Group

Member of the Planning Institute Australia

Planning Institute (NSW) of Australia Award – Project Manager on the Manly Planning System Project

Mentor Planning Institute of Australia – Mentoring of less experienced Planners

Career Outline

LINDSEY DEY PLANNING

2013 – Pres

Principal

NORTHERN BEACHES and WILLOUHBAY CITY COUNCILS

2004 – 2013

Senior Strategic Planner

HUNTERS HILL COUNCIL
Senior Town Planner

2002 – 2004

MANLY COUNCIL / NSW DPIE / DEYPLAN / GHD ENGINEERS
Various Senior Town Planner, Director and Consultant roles

Pre – 2002

Planning Panel Expertise – Expert Planning Member (including community representative) status

Canterbury – Bankstown Local Planning Panel
Wollondilly Local Planning Panel
Central Coast Local Planning Panel
Canada Bay Local Planning Panel
North Sydney Local Planning Panel (community representative)
*Bayside Local Planning Panel (2017- February 2024)
*Inner West Local Planning Panel (2017- February 2024)
*Lane Cove Local Planning Panel (2012- February 2024)
Sydney North Planning Panel (alternate Council member)

*was an expert for more than 6 years on the LPP and finished the role as required by the State Government.

PLANNING PANELS – Canterbury – Bankstown, Central Coast, Canada Bay, Wollondilly, North Sydney and Sydney North Regional (Council's alternate member)

Expert member of an independent team of professionals (all with significant experience and technical expertise) contributing towards determining complex, high value, controversial and sensitive DA's. Provision of advice to Council on planning proposals put before the Panels.

EXPERT PLANNING MEMBER 2012 – PRESENT (Reappointed May 2024)

Responsibilities:

- Perform as an expert member of the Canterbury – Bankstown, Canada Bay, Central Coast, Wollondilly, and North Sydney Local Planning Panels as well as the Sydney North Planning Panel; largely considering diverse and recurrent environmental planning issues in these long established urban local government areas that are now experiencing substantial change. Issues require a holistic approach towards reaching an equitable solution, focussing on improved sustainability and design outcomes for the site and its surrounds. Key skills include the ability to listen, probe, research/analyse, collaborate and lead discussion. This is paramount to effective resolution and good determinations. Matters presenting to these Panels involve government and public submissions, and have included:
 1. Infill development and significant changes to the surrounding public domain e.g., Lane Cove, Turramurra and Mascot.
 2. Emerging development that can be attributed to the intended uplift of previous planning controls, and/or gentrification due to proximity to commercial centres and public transport e.g. Marrickville, St. Leonards, Padstow and Botany.
 3. Interface development and the degree of equitable variation of existing planning provisions e.g., residential, commercial/ residential, industrial zones, and major transport infrastructure corridors e.g. Parramatta Road and Rockdale.
 4. Extension of entertainment trading hours, and the resultant noise, safety, parking and privacy impacts/ considerations for nearby residents e.g., Balmain and Petersham.
 5. Changes in the intensity of previous land uses e.g., increased night-time lighting and parking impact sports fields in Bayside.

6. Impact on heritage items and heritage conservation areas e.g., Ashfield, Mosman, Willoughby and Summer Hill.
7. Major modifications to large scale mixed development that will increase demand for services and facilities (public transport, preschools, schools, open space, community space and facilities) e.g. Eastgardens and Rockdale.

LINDSEY DEY PLANNING PRINCIPAL/ OWNER 2013 - PRESENT

Lindsey Dey Planning is a town planning practice based in Sydney providing a wide range of town planning, development, strategic town planning and consultation services that embrace many aspects of urban and regional planning.

Responsibilities:

- Assessment of Development Applications (DA's) – content match to legislative and Council requirements, and communication of deficiencies; liaison with Executive Management on policy/procedural best practice and DA progress/issues; record documentation and management required by legislation; analysis of data and reporting/presenting at LPP and Councillor meetings.
- Participation in public meetings; co-ordination of and briefing to multiple specialists and ongoing document management.
- Referral to internal/external stakeholders for discussion; production of high-quality development consents in a timely manner.
- Preparation of DA's including the creation of Statements of Environmental Effects (SEE's) – selection, briefing and management of specialist consultants; analysis of architectural/other plans - flooding, hydrological, stormwater, biodiversity, vegetation, landscaping, heritage and ecological; lodgement of DA's; stakeholder meetings; and presentation at formal Council/LPP meetings.
- Preparation of Planning Proposals – develop consultant briefs for architects, planners, and urban designers towards peer reviews; management of specialist consultants; ensure alignment to new Government strategic framework, including District Plans and Local Strategic Planning Statements (LSPS).
- Management of Urban Design strategies – develop consultant recruitment brief, sit on selection panels and manage incoming incumbents; co-ordinate community facilitation and engagement sessions; train and motivate staff in the Community Engagement process.
- Preparation of submissions to State Government.
- Representation of property owners and groups in resolving and mediating land use and town planning matters (neighbours, property owners and local Councils).
- Development of objection letters to Council.
- Preparation of Development Control Plans, including major strategic planning projects.
- Stakeholder advice on property development potential and compliance with planning requirements (including legislative changes).
- Heritage Conservation interpretation and advice.

Key Projects:

- Development application (DA) assessments at Bayside, Central Coast, North Sydney and Wollondilly Councils. The applications are diverse and include major residential, commercial, industrial, mixed use and heritage statutory planning projects and modifications (e.g., Tahmoor East, Appin and Springfield).
- Preparation of significant planning proposals for Ku Ring Gai and Canterbury Bankstown Council, including major rezoning and development “uplifts” in central Bankstown (University of Western Sydney (UWS) Bankstown campus), Padstow and Punchbowl (Club Punchbowl). The UWS project was commended by the Greater Sydney Commission in its annual awards in June 2021. Significant change and growth in this area has seen key infrastructure projects such as the South West Metro

line and the Aerotropolis requiring reference/consideration in ongoing decision making processes. All of these projects had design and public domain (including links to public transport, safety, efficient access, provision of open space opportunities) as key issues.

- Management of Mascot Local Centre Urban Design Strategy for Bayside Council (Conybeare Morrison).
- Preparation of a submission to the State government that resulted in funding for the Review of the (then) Botany Bay Heritage Study.
- Preparation of DAs for individual clients and organisations, including statements of environmental effects, to be lodged with various Councils e.g., Northcross Christian School at Ryde. This project required significant amendment and rationalisation of previous plans, lodgement of a series of DA's and a subsequent planning proposal to address the future needs of the School. Strategic input was provided into the school's master planning process.
- Representation of numerous private property owners and groups in resolving and mediating on land use and town planning matters between neighbours, property owners and local Councils. Cammeray and Mosman – increased heights and FSR issues. Turramurra – inappropriate inclusion of commercial properties as heritage items. Balgowlah – illegal tree removal, excessive ground level increase, entertainment facilities to the neighbour boundary – privacy and overlooking impacts. Mosman – clarification provided on inaccurate information provided in relation to view impacts following neighbour objections, Condell Park – industrial use change, Newtown – infill proposal with significant impacts on neighbours.
- Major strategic planning projects including preparation of a development control plan for the Port Botany State Environmental Planning Policy (SEPP) area, and provision of heritage conservation advice for Bayside Council.
- Provision of advice to various stakeholders on the development potential of property and compliance with planning requirements, often the result of legislative change. This is in addition to straightforward, practical development control and heritage conservation interpretation and advice in areas including Willoughby, Mosman, and Hunters Hill local government areas.

NORTHERN BEACHES AND WILLOUHY COUNCILS

SENIOR STRATEGIC PLANNER ROLE 2004 - 2013

Responsibilities:

- Contribute to strategic land use planning program including work associated with the Local Strategic Planning Statement, master planning processes and other strategic land use planning projects, including managing external consultant studies.
- Apply high level planning skills to translate environmental, economic, social, and cultural priorities, through original research and analysis, into strategy and policy documents to support and guide the development of land use policy.
- Contribute to community consultation and engagement (in line with Council's approved consultation protocols). Community presentations included Talk of the Town Housing Strategy, Healthy Ageing Strategy, and facilitation of Community Strategic Plans.
- Contribute to the statutory planning program, including maintenance and review of land use policy, preparation of planning proposals in line with Council's strategic direction and other legislative requirements.
- Prepare correspondence, advice, and submissions, including to community and other stakeholders and the State government.
- Maintain a well-developed knowledge of the wider legislative, statutory and policy framework affecting strategy development, planning and related matters.
- Liaise with other agencies and key stakeholders (State, local, community etc.) regarding relevant issues for the Local Government Area.

Lindsey Dey - CAREER HISTORY - 5 -

- Ensure compliance with WHS obligations and responsibilities as outlined in Council's policies and procedures and under the relevant WHS legislation.
- Conduct risk management responsibilities as described in Council's Enterprise Risk Management (ERM) Policy and Procedure (the ERM Framework). e.g., contaminated land or potentially contaminated land including asbestos contamination.
- Act as an authorised officer to undertake a wide range of tasks and duties on behalf of Council in accordance with relevant legislation and undertake a professional advisory role to people within or outside of Council.

PRIOR CAREER HISTORY PRE 2002

Deyplan Pty Ltd - Owner/Director and Consultant Town Planner - Project team member re: EIS's for coal mines in the Hunter Valley NSW. Strategic planning and development assessment work, e.g., preparation of Mosman comprehensive LEP. Clients included Northern Beaches, Mosman, Willoughby, North Sydney, and Lane Cove Councils, as well as Epps & Associates, Mitchell McCotter & Associates, Olympic Coordination Authority, Sheridan Partners, and many private individuals.

Hunter's Hill Council - Senior Town Planner - Assessment of development applications, including heritage advice. Commencement of a comprehensive strategic planning review for the LGA.

Manly Council - Senior Town Planner - Preparation of Council's comprehensive LEP and a series of zone based DCP's that won the 1989 PIA Institute Award for Excellence in a Planning Document. Council Planning officer for the first Manly Heritage Study. Establishment of Council's first contributions plan. Assessment of development applications.

NSW Department of Planning, Industry and Environment - Assistant Town Planner - Preparation of Part 5 environmental assessment reports and EIS's. Director's Technical Assessment. Undertaking of assessments in Heritage Branch. Assessment work in Northern Sydney Regional Planning Team.