

Lindsey Elizabeth Dey

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Profile

I am an experienced Planning professional with diverse knowledge and expertise; having worked across the State and local Government, private enterprise, and small business sectors in the capacities of Local Planning Panel (LPP) Expert Member, 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 and mixed use; Development Application preparation for individual clients to approval phase (including Statement of Environmental Effects preparation); Heritage Conservation; 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 emerging developments, interface developments, extension of hotel trading hours, land use intensification, heritage/conservation impacts; mixed use developments; and various modifications. Councils/panels supported include Bayside, Canterbury Bankstown, Central Coast, Hunters Hill, Inner West, Ku-ring-gai, Lane Cove, Mosman, Northern Beaches, North Sydney, Willoughby 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 co-ordinated 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 “up and coming” Planners – last project 2020.

Career Outline

LINDSEY DEY PLANNING Principal	2013 – Pres
NORTHERN BEACHES and WILLOUHYBY CITY COUNCILS Senior Strategic Planner	2004 – 2013
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

Local Planning Panel Expertise – Expert Planning Member status

Bayside Local Planning Panel	2017 – Pres
Inner West Local Planning Panel	2017 – Pres
Lane Cove Local Planning Panel	2012 – Pres

LOCAL PLANNING PANELS – Bayside, Inner West and Lane Cove

Complement an independent team of professionals (with significant experience and technical expertise) in determining complex, high value, controversial and sensitive DA's. Provision of associated advice on planning proposals put before the Panels.

EXPERT PLANNING MEMBER**2012 & 2017 – PRESENT****Responsibilities:**

- Perform as an expert Town Planning member of the Lane Cove, Inner West, and Bayside Local Planning Panels; largely managing 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; with the ability to listen, probe, research/analyse and lead discussion being paramount to effective resolution. Matters presenting to these LPP's involve government or public submissions, and have included:
 1. Infill development e.g., Lane Cove 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 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 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) e.g., Eastgardens and Rockdale.

LINDSEY DEY PLANNING

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.

PRINCIPAL/OWNER**2013 - PRESENT****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, 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 incumbent; 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).
- 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, Bankstown campus), Padstow and Punchbowl (Club Punchbowl). 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.
- Management of Mascot Local Centre Urban Design Strategy for Bayside Council.
- Preparation of a submission to the State government that resulted in funding for the Review of the (then) Botany Bay Heritage Study.
- Preparation of DA's 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.
- 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 ROLES

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.
- Ensure compliance with WHS obligations and responsibilities as outlined in Councils 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.