

PROJECT EXAMPLES

# SD PLANNING

July, 2019



**SD**Planning  
Strategy & Development

## Strategy & Development - SD PLANNING

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SD Planning, is a strategic and statutory planning consultancy established to meet the growing need for town planning services in metropolitan, peri-urban, rural and regional Victoria.

SD Planning specialises in working with local government to ensure that their planning and planning frameworks are robust. Since its establishment in 2015, SD Planning has worked to establish positive and effective working relationships with a range of Councils and Victorian State Government Departments.

SD Planning's experience and relationships with the local councils provides the ability to understand the importance of implementing key findings of higher order documents in a workable timeframe. SD Planning has a reputation for working with Local Government and State Government Agencies in a cost effective and efficient manner.



## OBJECTIVES

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- ✔ To develop clear, concise and consistent planning policies
- ✔ To streamline approvals processes and reduce red-tape wherever possible.
- ✔ To work with stakeholders and decision makers to educate on good planning frameworks

## STRATEGY HIGHLIGHTS

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### PROJECT: Charging Gippsland for Future Transport

Working with Everergi, the project considered the six local government areas across Gippsland including: Bass Coast Shire, South Gippsland Shire, Baw Baw Shire, Latrobe City, Wellington Shire and East Gippsland Shire, and provided a regional network of Electric Vehicle charging stations across the region.



The work, commissioned by the councils and supported by the Victorian State Government, will help to ensure that the opportunities for a well planned and integrated network of EV chargers will be maximised, providing for broad charging infrastructure in the region, allowing residents and tourists who own an electric vehicle to travel without anxiety within the region while allowing local business to capitalise on the electric vehicle tourism traffic that may not otherwise dwell in the region.

### PROJECT TYPE: Refoming and Reviewing Planning Schemes

SD Planning has worked with numerous Councils across Victoria including; Bass Coast Shire Council, Baw Baw Shire Council, Yarra City Council, Wellington Shire Council, Hume City Council, Strathbogie Shire Council to review Planning Schemes and suggest improvements to the planning frameworks that improve approval times. Typical work has included:

- planning policy writing;
- identifying policy gaps;
- stakeholder/community engagement; and,
- performance reviews (and monitoring) of planning teams

### PROJECT: Design and Development Overlay Review

Working for East Gippsland Shire we used an innovative approach to reviewing of Design and Development in *'high value coastal areas'*.

The methodology included utilising technology (drone and 360 cameras) to record the coastal environs across East Gippsland's lakes system and coastal settlements. This approach acknowledges that every township and site has a unique nature, and that good design understands the surrounding environment and landscape character. The use of technology provided the opportunity to clearly record information, creating a snapshot of the current conditions, and provides a tool that may be utilised for assessment or as a time series for understanding and recording development extents into the future. This assisted with policy development as well as education processes for community, designers and decision-makers.



# DEVELOPMENT HIGHLIGHTS

## PROJECT TYPE: Multi-lot Subdivisions

Working with numerous clients on large scale multi-lot developments ranging in size from 50 lots to 1,000 residential lots. The projects typically focus on

- **pre-planning** including site identification, due diligence, commissioning of work, project management of sub-consultants, design, open space, parkland, linkages and road networks.
- **development approvals** including stakeholder engagement, Council liaison and assistance during the approval process.
- **post permit** including assisting developments getting to 'shovel' through working with developers to understand requirements, liasing with sub-contractors on key issues. We also are skilled VCAT and provide adversarial advice.



## Recent Approval: 41 Butlers Track, Warragul



Two leisure parks



350+ Residential lots



Protection of key fauna species



5km of accessible linkages and trails



Construction from November 2019 to July 2020



\$30M generated through delivery costs

## PROJECT TYPE: Commercial Developments

SD Planning has worked for a wide range of clients providing:

- due diligence planning advice;
- development appraisals;
- planning advice coordinating, submitting and managing planning permit applications to obtain planning permission.

Our recent experience includes proposals for:

- function centres
- caf  s
- shops
- wineries
- micro-breweries
- group accommodation
- supermarkets
- shop-top dwellings
- liquor licencing



## PROJECT TEAM

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**Shannon Davies** is the Managing Director of SD Planning. Shannon has a Bachelor of Science (Geology and Environment) from Monash University, a Master's of Science (Planning and Environment) from RMIT. Her company SD Planning is a strategic/statutory planning consultancy established to meet the growing need for town planning services in metropolitan, peri-urban, rural and regional Victoria. She specialises in working with local government to ensure that their planning and planning frameworks are robust.

Shannon has background in various local government roles and Councils; she has a wealth of knowledge and experience with various planning schemes across metropolitan and regional Victoria. This experience with numerous different planning schemes has provided Shannon with the ability to understand any planning scheme provisions and understand the strengths and weaknesses in provisions. She is able to quickly identify improvements and the link between strategic policy & policy intent and how to achieve these through specific scheme provisions. Shannon has experience working in planning for urban, peri-urban, growth area, rural and regional city locations and have a comprehensive understanding of the full facet of the Victorian Planning Provisions and associated planning processes as well as development planning approvals processes.

Shannon has extensive experience in team management and project leadership. Shannon will be accountable for the performance of the team and responsible for the coordination of the team's performance and directly involved.



**Kate O'Reilly** is a Director of SD Planning. Kate is a qualified town planner with more than 20 years' experience having worked as a consultant and within local government in both Victoria and the UK. Kate has experience managing a diverse range of planning applications, including complex major development proposals. Kate heads up the development approvals stream of SD Planning and provides advice and guidance to the rest of the team. She has a keen interest in town centre planning, retail and mixed-use developments.

Kate's strengths in understanding the development planning processes, achieving practical and good design outcomes assists SD Planning's policy writing with depth of knowledge and outcome focussed policies that are realistic, well worded and achievable.

Kate's excellent communication skills and broad experience enables her to achieve desired planning outcomes. Her project management style ensures that she focusses on detail and deliverability. Kate seeks to develop strong and collegial relationships with her clients and is approachable and responsive. Kate also has experience in public speaking and has presented in a range of forums including VCAT.