

Lindsey Elizabeth Dey

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Profile

Experienced NSW planning professional with broad expertise across State and local government, private enterprise and small business. Roles have included Local Planning Panel Expert Member, North Sydney Council community representative on the Local Planning Panel, planning consultant, Senior Town Planner and Senior Strategic Planner.

Core expertise spans Local Environmental Plan planning proposals, Development Control Plan reviews, statutory planning, development application preparation and assessment, Statements of Environmental Effects, heritage conservation, development potential analysis, DA submissions and compliance with NSW legislative requirements.

As a Local Planning Panel Expert Member, contributed independent planning expertise on infill development, planning control change, interface development, hotel trading hours, land use intensification, heritage and conservation impacts, mixed use developments and modifications. Panel experience includes Bayside, Canada Bay, Canterbury-Bankstown, Central Coast, Georges River, Hunters Hill, Inner West, Kuring-gai, Lane Cove, Mosman, Northern Beaches, North Sydney, Parramatta, Willoughby, Wingecarribee and Wollondilly.

Brings a strong understanding of the NSW planning and environmental framework, supported by rigorous research, analysis and reporting. Recognised for a confidential, tactful and impartial approach; clear communication; stakeholder engagement; consultant management; mediation; formal objection letters; and facilitation of community forums and workshops on housing, commercial centre revitalisation, urban design and ageing strategies.

Referees have noted a “superior ability to communicate” and an “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 of Australia NSW Award – Project Manager, Manly Planning System Project

Planning Institute of Australia Mentor – mentoring less experienced planners

Career Outline

Lindsey Dey Planning — Principal / Owner **2013 – Present**

Northern Beaches and Willoughby City Councils — Senior Strategic Planner **2004 – 2013**

Hunters Hill Council — Senior Town Planner **2002 – 2004**

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
Liverpool 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)

* Served as an expert for more than six years on the LPP and completed the role in line with State Government requirements.

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

Expert member of independent planning panels comprising senior professionals with significant technical experience. Contributes to the assessment and determination of complex, high-value, controversial and sensitive development applications, and provides advice to councils on planning proposals referred to panels.

EXPERT PLANNING MEMBER 2012 – PRESENT (Reappointed May 2024)

Responsibilities:

- Act as an expert member of the Canterbury-Bankstown, Canada Bay, Central Coast, Liverpool, Wollondilly and North Sydney Local Planning Panels, and the Sydney North Planning Panel. Consider diverse and recurring environmental planning issues in established urban local government areas experiencing substantial change. Apply a holistic, evidence-based approach to achieve equitable, sustainable and well-designed outcomes. Key strengths include listening, probing, research, analysis, collaboration and leading discussion to support sound determinations. Matters before the panels 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

Sydney-based town planning practice providing statutory planning, strategic planning, development assessment, development application preparation and stakeholder consultation services across urban and regional planning matters.

Responsibilities:

- Assess development applications for alignment with legislative and council requirements; identify and communicate deficiencies; liaise with executive management on policy, procedural best practice and DA progress; maintain statutory records; analyse data; and report to Local Planning Panels and councillor meetings.
- Participate in public meetings, coordinate and brief specialist consultants, and manage documentation throughout assessment and approval processes.
- Refer matters to internal and external stakeholders, resolve issues through discussion, and prepare high-quality development consents within required timeframes.
- Prepare development applications and Statements of Environmental Effects, including selecting, briefing and managing specialist consultants; analysing architectural, flooding, hydrological, stormwater, biodiversity, vegetation, landscaping, heritage and ecological material; lodging DAs; attending stakeholder meetings; and presenting at Council and Local Planning Panel meetings.
- Prepare planning proposals, including consultant briefs for architects, planners and urban designers, peer review coordination, specialist consultant management and alignment with the NSW strategic planning framework, District Plans and Local Strategic Planning Statements.
- Manage urban design strategies, including consultant recruitment briefs, selection panels, consultant management, community engagement sessions and staff training in community engagement processes.
- 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:

- Assessed diverse development applications for Bayside, Central Coast, North Sydney and Wollondilly Councils, including major residential, commercial, industrial, mixed use and heritage projects and modifications, including Tahmoor East, Appin and Springfield.
- Prepared significant planning proposals for Ku-ring-gai and Canterbury-Bankstown Councils, including major rezoning and development uplift projects in central Bankstown, Padstow and Punchbowl. The University of Western Sydney Bankstown campus project was commended by the Greater Sydney Commission in its 2021 awards. Key considerations included design, public domain, public transport links, safety, access and open space.
- 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.

- Represented private property owners and groups in resolving and mediating land use and town planning matters involving neighbours, property owners and councils. Matters included height and FSR issues, heritage listings, illegal tree removal, privacy and overlooking impacts, industrial use change and infill development impacts.
- 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:

- Contributed to strategic land use planning programs, including Local Strategic Planning Statements, master planning processes and strategic planning projects, while managing external consultant studies.
- Translated environmental, economic, social and cultural priorities into strategy and policy documents through research, analysis and high-level planning judgement.
- Delivered community consultation and engagement in line with council protocols, including presentations for Talk of the Town Housing Strategy and 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 on environmental impact statements for coal mines in the Hunter Valley, NSW. Delivered strategic planning and development assessment work, including preparation of the Mosman comprehensive LEP. Clients included Northern Beaches, Mosman, Willoughby, North Sydney and Lane Cove Councils, Epps & Associates, Mitchell McCotter & Associates, Olympic Coordination Authority, Sheridan Partners and private clients.

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 – Prepared Council's comprehensive LEP and a series of zone-based DCPs that won the 1989 Planning Institute of Australia Award for Excellence in a Planning Document. 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.