



**Pip Hyde**  
Associate Planner



**“I love the variety of my work - every project, and every site, brings a different set of challenges and opportunities.”**

With 18 years' experience in both NSW Local Government and in the UK, Pip brings a balanced approach to her work as Senior Town Planner with GLN.

Working toward the same goal within two legislative systems has given Pip the ability to see pathways through the most complex of planning issues. Because of this, she is able to achieve the best outcomes for GLN clients and the community.

Pip's qualifications include a Bachelor of Science in Geography (Environmental Analysis). This background informs her work, particularly in relation to statements of environmental effects. Pip is also qualified to prepare Crime Prevention through Environmental Design (CPTED) reports.

Since joining GLN, Pip has had a lead role in providing town planning and project management services for major subdivisions in Sydney's Growth Centres.

### Expertise

- Development approvals
- Due diligence
- Contributions plans
- Statements of environmental effects
- Policy review
- Expert witness
- CPTED reports

### Background

Pip holds a Masters in Urban and Regional Planning from the University of Sydney and a Bachelor of Science in Geography (Environmental Analysis) from the University of Louisville, Kentucky.

Prior to joining GLN in 2012, Pip held planning roles with Campbelltown and Blacktown City Councils. She also spent three years working in the UK as a Development Assessment Planner for Maidstone County Council and as an Infrastructure Planner for the London Borough of Bexley.

### Significant projects include:

- Canterbury Residential Development Strategy for Canterbury City Council.
- Stocklands' Elara residential estate (including infrastructure and medium density housing) - Marsden Park.
- Stocklands' Macarthur Gardens North residential estate.
- Crownlands' East Village (Leppington) residential estate.
- Landcom's 'cool street' subdivision in Schofields.
- Landcom's Lachlan's Line development.

### contact

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Pip's project portfolio includes the following:

### Rezoning Proposals and Masterplans

- Sydney Water Planning Proposal - Dulwich Hill (for Sydney Water 2018).
- Sydney Water Planning Proposal - Edmondson Park (for Sydney Water 2018).
- Sydney Water Planning Proposal - Greenacre (for Sydney Water 2018).
- Stockland Planning Proposal - Marsden Park (for Stockland 2017).
- Sydney Water Planning Proposal - Ashbury (for Sydney Water 2017).
- Sydney Water Planning Proposal - Vaucluse (for Sydney Water 2017).
- Peer review of South Dural Planning Proposal (for Hornsby Shire Council 2016).
- Stockland Planning Proposal - Marsden Park (for Stockland 2015).
- Thrumster (Port Macquarie) Planning Proposal (for Lewis Land Group 2013).

### Planning / Policy Preparation, Environmental Studies and Investigations

- Small lot housing policy - Department of Planning, Industry and Environment 2018/
- Review of DA processes and systems, for Lake Macquarie Council 2017.
- Submission on North West Growth Centre SEPP amendments - various clients 2017.
- Georges River Council - Review and consolidation of DA conditions.
- Submission on DPE Missing Middle Policy - UDIA and Stockland 2016.
- Draft Ingleburn Structure Plan submission, for Ingleburn Chamber of Commerce 2015.
- Raby Road Sites Open Space and Community Facilities Studies, for Camden Council 2014.
- Canterbury Residential Development Strategy, for Canterbury City Council 2013.
- Commercial floor space study, Campbelltown City Council 2004.

### Development Applications / Major Projects / REFs

- Stockland Marsden Park development (Elara), sequential DAs for up to 2,000 allotments, medium density housing, neighbourhood centre, childcare, open space facilities, display village, signage and associated infrastructure 2012-18.
- Urban Growth Schofields 'cool streets' subdivision, 2019-2020.
- Review of Environmental Factors (dog park) - Stockland Marsden Park 2018.
- Riverstone West Precinct - various bulk earthworks and land use DAs for Sakkara 2013-18.
- Urban Growth Lachlan's Line (SSD) - modifications, DAs, review of DCP, 2016-18.
- Crownland Developments 2016-18 - various demolition, subdivision and housing DAs within Liverpool City Council and Camden Council.
- Woolworths 2016-18 (various applications relating to stores at Marrickville, Rose Bay, Paddington, North Strathfield, Potts Point, Oxford Street, York Street, Central).
- Manufactured Homes Estate - Port Stephens Council 2017.
- Endeavour Energy Subdivision - Fairfield Council (for EE) 2017.
- Rawson Communities - various DAs at Marsden Park 2016-17.
- Review of Environmental Factors - Stockland Macarthur Gardens North 2017.
- Assessment of DA for Residential Flat Building - Central Coast Council 2017.
- Community Facility - Minto, for private client, 2017.
- Coles - Mt Annan, s96 2017.
- Transport for NSW - Croydon Station (DA - changes to building).
- Transport for NSW - Sutherland Station (DA - subdivision) 2020.
- Child Care Centre DA - Lake Macquarie Council, for private client, 2016.
- Boarding House modification - Strathfield, for private client, 2016.

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## Development Applications / Major Projects / REFs (continued)

- Transport for NSW - Padstow Commuter Car Park (DA).
- Transport for NSW - Sutherland Commuter Car Park (DA) 2013.
- Submission on nursing home enlargement DA, West Ryde, for private client, 2014.
- Submission on child care centre DA, Balmain, for private client, 2013.
- Assessment of DA for Blacktown Olympic Stadium - Blacktown City Council 2007.
- Assessment of DAs - Industrial developments at Eastern Creek - Blacktown City Council 2005-07.
- Preparation of SEEs for DA submission.

## Due Diligence Investigations

- Marsden Park North for Stockland 2019.
- Leppington site, for Stockland 2017.
- Rouse Hill site, for Clearstate 2017.
- Marsden Park site, for Greaton 2017.
- Menangle Park site 2017.
- Mt Gilead site, for Lend Lease 2015.
- Schofields site, for Stockland 2015.
- Strathfield site, for Sunland 2013.
- East Leppington site, for Stockland 2012/13.
- Marsden Park site, for Stockland 2012.

## Court Appeals / Statements of Evidence

- Australian Childcare Solutions v Orange City Council (for Council 2017).
- UPG v Blacktown City Council (for UPG), Residential flat building at Schofields 2017.
- UPG v Blacktown City Council (for UPG), Medium Density Housing at Colebee 2016.
- UPG v Blacktown City Council (for UPG), Residential flat building at Seven Hills 2015.
- UPG v Blacktown City Council (for UPG), Medium Density Housing, 2015.
- Neale v Maitland City Council & Anor (for Neale), Mine Subsidence Gilliestone Heights 2014.

## Development Contribution Plans and Strategies

- Campbelltown Infill Areas Section 94 Contributions Plan, for Campbelltown City Council.
- Blacktown City Council Section 94A Contributions Plan, for Blacktown City Council.
- Review of Marsden Park CP - Stockland.
- Review of Schofields draft CP - Defence Housing Australia.
- Ballina Car Parking Contributions Plan 2013, for Ballina Shire Council.

## Crime Prevention Through Environmental Design Reports

- Stockland Neighbourhood Centre Marsden Park (including childcare centre and community centre).
- Residential Flat Buildings - various sites for Universal Property Group (within Blacktown City Council and Penrith City Council).
- Private High School - Riverstone.
- Place of Public Worship - Riverstone.

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