



Michael Hanisch
Director



“The complexity of
our planning system
requires an experienced
planner that can
efficiently navigate
a proposal to approval.”

Having worked across a range of administrative and physical environments on projects of varying scales and typologies, Michael provides great insight into the application of planning controls and formulation of approval strategies.

Background

Michael's diverse experience includes working on Development Applications in Queensland, New South Wales and Victoria. Most notably, Michael has assisted private clients deliver consents for iconic development projects across the Greater Sydney Region, with many having a Capital Investment Value in excess of \$150 million.

Throughout his career Michael has been actively involved in advisory and working groups with the Planning Institute of Australia and the Urban Development Institute of Australia. At 23 Michael was selected by the Brightest Young Minds Foundation as one of Australia's 100 brightest young minds for his achievements in the planning discipline.

Expertise

- Approval pathway advice and strategy.
- Expert witness in the Land And Environment Court and Supreme Court of NSW.
- Development assessment and management for specific land uses including;
 - Boarding House & Student Accommodation Developments
 - Greenfield Planning
 - High Density/Mixed Use
 - Urban Renewal
- Planning Proposals and DCPs.
- Planning policy preparation, review and advice.
- Due diligence.

Qualifications & Awards

- Bachelor of Regional and Urban Planning (Hons) (2010)
University of the Sunshine Coast Academic Commendation (2010)
- 100 Brightest Young Minds (2010)
Australia's Brightest Young Minds Foundation
- Student Prize (2010) & Annual Conference Scholarship (2008)
Planning Institute of Australia (Queensland Division)

contact

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e info@glnplanning.com.au

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Project Portfolio

Precinct Planning and Rezoning

- Ongoing rectification works strategy and delivery of final stages of Jordan Springs Central Precinct including VPA items (for Lendlease 2022-Present).
- Kings Central Estate, Werrington (for Lendlease 2020-Present).
- Blacktown Health and Education Precinct (for Blacktown City Council 2021-2023).
- Fig & Wattle Street, Ultimo (for Landream 2020).
- Danks Street South, Waterloo (for Dahua 2019).

Court Appeals and Statements of Evidence

- Maryland Development Company Pty Ltd v Penrith City Council, Stage 3 of the Central Precinct, Jordan Springs 2025.
- Metrocorp Projects (Aust) Pty Ltd v Byron Shire Council, Alterations to an approved apartment building on Lawson St, Byron Bay - 2024.
- Maryland Development Company Pty Ltd v Penrith City Council, Stage 6 of the Central Precinct, Jordan Springs - 2024.
- Maryland Development Company Pty Ltd v Penrith City Council, Stage 3 of Central Precinct, Jordan Springs - 2024.
- Masolage Holdings Pty Ltd v Woollahra Municipal Council, use of a heritage item ("Swifts") in Darling Point as a function venue - 2023.
- Fobupu v Penrith City Council, Residential Flat Building in Penrith - 2023.
- IGLU No. 211 Pty Ltd v Bayside Council (for IGLU), Student accommodation building in Mascot - 2022.
- The Trustee for Gordon Crescent Development Unit Trust v Lane Cove Municipal Council (for The Trustee for Gordon Crescent Development Unit Trust), Residential flat building Lane Cove - 2019.
- Amber Sydney Apartments Pty Limited v Ku-rung-gai Council (for Amber Sydney Apartments Limited) - 2018.

Development Applications and Major Projects

- Somme Avenue, Edmondson Park - Amendment to 3 x Residential Flat Buildings to increase height and FSR via the Housing SEPP bonuses. Approved development comprised of 41 Apartment including 27 Affordable Housing Apartments in Edmondson Park which exceeded the maximum HOB and FSR (including utilisation of FSR bonuses under the Housing SEPP) by over 50%.
- 10-14 Lethbridge Street, Penrith - Residential flat building including 36 apartments, including exceedance of the height standard by 17%.
- Emu Plains Industrial Estate, Emu Plains - Preparation of a DA on behalf of Penrith City Council for the redevelopment of the former Rocla site for employment generating uses.
- 68 Darling Point Road, Functions at "Swifts", DA for the use of a State Heritage item for commercial events and functions.
- 159-161 Epping Road, Macquarie Park - Approval of a 317 apartment Residential Flat Building
- 13B Church Avenue and 6-8 John Street, Mascot - Approval of 435 bed student accommodation development
- Kings Central, Werrington - Approval of ~500 lot residential estate, integrated housing applications, as well as negotiation of a Voluntary Planning Agreement.
- Maryfields Residential, Campbelltown - Staged development of the residential precinct of the Maryfield Estate including ~50 residential lots, park and riparian works.
- Refurbishment and alterations to the Waves Hotel (including rooftop facilities), Byron Bay.
- 84-90 Gordon Crescent Land Cove North - Approval for a 72 apartment Residential Flat Building - 2019.

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Development Applications and Major Projects (continued)

- 74 Carlton Crescent, Summer Hill - Approval of a 180-room student accommodation development - 2019.
- 4-8 Marian Street, Killara - Approval for a 31 apartment Residential Flat Building including delivery of 14 affordable housing apartments - 2018.
- Penrith Golf Course Seniors Living - Approval of 159 self-care seniors living units - 2018.
- Townson Road, Marsden Park - Approval of ~500 lot subdivision across two stages including delivery of parkland, environmental conservation areas and supporting infrastructure - 2017.
- Calvary Bethlehem Hospital Redevelopment, Caulfield South - redevelopment of the existing hospital to include independent living units, residential aged care, child care centre and refurbishment of the existing hospital - 2016.
- Calvary Ryde Retirement Community, Ryde NSW - Approval of 116 bed residential aged care facility and 21 independent living units - 2016.
- Hollinsworth Road, Marsden Park - Multi staged industrial development to establish specialist premises for Actron Air and MHA Products and FitRight - 2016.

Planning Policy, Study and Investigations

- Recommendations on the consolidation of growth centre Development Control Plans - Penrith City Council, 2021.
- Inputs for commercial carparking tree coverage controls, Penrith Development Control Plan - Penrith City Council, 2021.
- Review of Australia's Planning Systems - Treasury NSW, 2019.
- Thought Paper on Alternative Natural Ventilation of Apartments in Noisy Environments - City of Sydney, 2018
- Implementation of Low Rise Medium Density Development policy for various clients across NSW, 2018 - current.
- Submission on Sydney's District Plans - various clients 2016-2018.
- Review of impacts, Hancock Rail Facilities - Abbott Point Coal Terminal, QLD - Whitsunday Regional Council 2012.

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