



# Paul Jemmeson

## Director

*B App Sci, RMIT 1988*

Paul is an urban planner with over 31 years' experience in development facilitation, land use and environmental planning, master planning and project management within the public and private sectors. Paul strengths include his appreciation of 'front end' planning and due diligence when planning for new development including risk considerations in the approvals process and the importance of strong communication in all projects.

Pauls' experience covers projects in every Australian State and ranges from large strategic planning, development approvals and master planning exercises for major industry and government agencies to townhouse development approvals and delivery of approvals for commercial and residential activities. Paul has lead consultation roles for many projects, facilitating public meetings and workshops and worked closely with client stakeholders to formulate development pathways and site management strategies. He has developed a sound knowledge of the multi-disciplinary requirements for delivering approvals and development advice for major industry, infrastructure, aged care, residential, commercial, water, rail, ports and power projects.

Deeply aware of the legislative parameters that can be worked within, Paul has the necessary experience to identify the least resistant approval pathways as well as the major risks to guide the client away from potential road blocks and costly project outcomes.

### Selection of Current/Recent\* and Past Clients

Industrial	Commercial	Residential	Government/Agencies
Fletcher Building* GrainCorp Oils* Lion (Tooheys / Asahi) Wingham Beef Nestle O-I Glass Melbourne Market Authority Coopers Brewery	Tradelink* Retzos Group* Bentleigh Group* ARB* AusNet Optus Napier Blakely	Langford Jones Homes* Creative Living Designs* Masterpiece* Ryman Healthcare	South East Water Victorian Government Tasmanian Government SA Metro Fire Service VicTrack Brighton Council (Tas) Kingborough Council (Tas) Port of Melbourne Parks Victoria City of Greater Bendigo Surf Life Saving Victoria Port of Portland

### Special competence

- Statutory planning approvals
- Development Advisory roles
- Site selection, site entry and site exit strategies
- Due diligence / site feasibilities
- Stakeholder management and community consultation
- Site Master Planning
- Project Management

## Relevant Personal and Project Experience

<b>Citizenship</b>	Australian	
<b>Qualifications</b>	<b>Bachelor Applied Science - Urban Planning (RMIT) 1988</b>	
<b>Membership</b>	<b>Victorian Planning and Environmental Law Association (VPELA)</b>	
<b>Background</b>	2018 (Feb) - 2011- 2018 (Feb) 1997-2011  1996-1997 1990-1996 1988 -1990	Director, JemPLAN Development Advisory Principal, Planning, Beca Pty Ltd, Melbourne Australia Manager Planning, Aurecon/Connell Wagner, Melbourne/Adelaide, Australia Senior Planner, Hames Sharley Planning Officer at City of Greater Dandenong Planning Officer, City of Chelsea

### Property, Master Planning and Site Feasibilities

- **Site Master Planning and Development Plan, \$350m Melbourne Wholesale Markets Redevelopment, Dept. Primary Industries / Root Projects 2006-2009**  
Role: Project management, site analysis, consultation, statutory planning
- **Yarraville Development Plan, Port of Melbourne Corporation, 2011**  
Role: Project management, high level property assessment, site analysis.
- **Marong Business Park Implementation Project, City of Greater Bendigo, 2009\_2011**  
Role: Project Manager, statutory planning and consultation
- **Joseph Road Precinct Infrastructure Plan and Public Realm Master Plan, City of Maribyrnong, 2009**  
Role: Project management, urban renewal, consultation
- **Point Nepean Site Review & Feasibility Study, Dept of Treasury and Finance, Victoria, 1999**  
Role: Strategic Planning , master planning, stakeholder engagement, environmental management
- **Bridgewater Gagebrook Urban Renewal and Housing Master Plan Project, DHHS (TAS), 2009/10**  
Role: Project manager, site analysis, master planning, social housing renewal.
- **Development Plan - (former) Kingston High School site, Kingborough Council, Tasmania 2012/13**  
Role: Project manager, master planning, statutory planning and consultation
- **Emergency Services Training Facility Master Plan, SAMFS and Justice Dept SA, 2004**  
Role: Site feasibility, Master planning, Business Case Development
- **Site master planning, divestment and project management, Former Swan Brewery, Perth W.A**  
Role: Project manager of divestment role in supporting Lion's future site management and sale of this 40ha site in Canning Vale, W.A.

### Commercial/ Industrial

- **Development Approvals and Strategic Planning Advice - Tradelink and Fletcher Building**  
Role: Managing and delivering statutory planning approvals for Tradelink warehousing/supplies premises across multiple States and Strategic land use investigations informing longer term planning for sites
- **Development Approvals and Strategic Planning Advice – Retzos Group (KFC)**  
Role: Managing and delivering statutory planning approvals for multiple KFC Premises including extended hours, signage and buildings/works approvals and strategic investigations informing longer term planning
- **Site Selection and approvals pathways – Confidential Client – Australia.**  
Identification of sites, criteria assessment and approvals pathway analysis – major manufacturing facility.
- **Site divestment, environmental and property management for GrainCorp's Murarrie site in Brisbane**  
Role: Project manager supporting the divestment of this 12ha major industrial facility including engaging property agents, supporting engineering and planning requirements and identifying site closure requirements across demolition and site remediation.
- **Preparation of a Development Approval for Graincorp Oils, for \$100m site upgrades to processing plant in West Footscray and Numurkah, Victoria**  
Role: Managed approvals process
- **Preparation of Statement of Environmental Effects for \$20m Wingham Beef Exports, Wingham NSW 2014**  
Role: Managed approvals process
- **Preparation of Statement of Environmental Effects for \$10m Nestle processing facility, Smithtown, NSW 2012**  
Role: Managed approvals process.
- **Preparation of Statement of Environmental Effects for \$6m Lion dairy facility, Wetherill Park, NSW 2012 and 2015**  
Role: Managed approvals process.
- **Review and Preparation of approvals for Lion brewery at Tooheys, Lidcombe**  
Role: Managed approvals process.
- **Coopers Brewery Brine Line Planning Approvals and Route Selection, Coopers Brewery, 2005**  
Role: Statutory Approvals, environmental management
- **Site Due Diligence for land acquisition for key industrial clients (NSW, Qld and W.A)**

Role: Site due diligence; site feasibilities

### Water and Infrastructure Related Projects

- **South East Water, Pipes and Structures Project 2013 – 2018**  
Role: Lead Planner, managing approval and environmental inputs  
Projects included the *PenEco* Planning and Environmental Approvals and Wedgewood Drive Sewer installation
- **Eastern Water Recycling Project, Dept of Sustainability & Environment, Australia, 2006**  
Role: Project Management, environmental management
- **Yarra Valley Water, Sewerage Tanks Approvals, Bundoora. Yarra Valley Water 2001**  
Role: Statutory Approvals

### Transport and Infrastructure Planning

- **Port of Hastings to Dandenong Rail Line Route Options Study, Department of Infrastructure, 2008**  
Role: Route assessment, consultation, site impact analysis
- **Rutherglen Truck By-Pass Study, Vic Roads, 2010**  
Role: Route alignment and community consultation
- **Port of Portland Land Use Study, Dept of Infrastructure & Port of Portland, Australia, 2006/07**  
Role: project management, strategic planning, transport planning.
- **Wodonga Rail Bypass Pre-feasibility Study, VicTrack, Australia, 2007**  
Role: Project management, strategic planning, Business Case.
- **VicTrack Rail Corridors – Strategic Plans, VicTrack, Australia, 2008/9**  
Role: Strategic planning, Site analysis

### Residential

- **Development advice and approvals for Langford Jones Homes developments across South East Melbourne**  
Role: Managing and delivering statutory planning approvals for residential clients relating to Dual Occupancy and Single Dwellings Developments across South East Melbourne and Mornington Peninsula. Tasks include site feasibilities, planning permits, report and consent approvals, Bushfire Management Plans (Bal12.5), secondary consents and Section 72 Amendments.  
Key municipalities include Bayside City Council, Kingston City Council, Glen Eira City Council, Mornington Peninsula Shire Council and Monash City Council.
- **VCAT Representation on behalf of private client opposing inappropriate development including preparation of objection, representation, presentation of case and representation at Appeal hearing.**

### Retirement and Aged Care

- **Comprehensive Aged Care Development - \$250m - Ryman Healthcare, Coburg, Victoria 2017**  
Role: Approvals manager, statutory planning, site assessment, due diligence, consultation
- **Development Plan and approvals for 600bed, \$250m Retirement and Aged Care Village in Brandon Park, Victoria 2015**  
Role: Approvals manager, statutory planning, site assessment, due diligence, consultation
- **\$120m Comprehensive Aged Care Development Ryman Healthcare, Wheelers Hill Victoria 2012**  
Role: Approvals manager, statutory planning, site assessment, due diligence, consultation.

### Power and Telecommunications

- **Site Acquisition Services for Optus and Telstra Telecommunication Facilities, 1997-2005**  
Role: site selection and approvals
- **Project Advisory role and preparation of development applications for SP AusNet Facilities and Terminal Sites Review Project, Australia 2007**  
Role: Approvals, planning advisor, manage approvals
- **Shaw River Power Station, Australia, 2010**  
Role: Reviewed the full extent of planning and related industry approvals required as part of due diligence check
- **Telecommunication Facilities on ETSA Infrastructure, Hutchison 3G, Australia, 2003-2004**  
Role: Site selection and approvals

### Forestry

- **Preliminary advice and consenting strategy for proposed Wood Pellet Plant in northern Tasmania including assessment of planning and environmental approval considerations. Phase 2 to include preparation of approval documentation for environmental and planning approvals.**

### Strategic Planning

- **King Island Strategy Plan, King Island Council, Australia, 2006**  
Role: Strategic planning, consultation
- **Bridgewater Local Area Structure Plan, Brighton Council, Tasmania, Australia, 2009/10**  
Role: Project manager, structure planning, consultation

#### Others

- **Business Development Strategy Clare Town Project**, Clare and Gilbert Valleys Council, SA, Australia, 2002
- **Papulankultja (Blackstone) Aboriginal Community Layout Plan**, Dept of Housing and Works WA, Australia, 2004
- **Alice Springs Central Area Master Plan**, Alice Springs Town Council, Northern Territory, Australia, 2002
- **Victor Harbor Boating Strategy**, City of Victor Harbor, SA, Australia, 2005

#### **Institutional (Education, Defence)**

- **Cultana Army Training Area Expansion Environmental Assessment**, Defence SA (CSIG), 2004  
Role: Environmental management,
- **Flinders University (SA) Land Management Plan**, University of SA, Australia, 2004-2005  
Role: Environmental Management, Strategic planning (recipient of National PIA award)
- **Parks Victoria State and Regional parks, Disability Access Audits**  
Role: Site analysis, environmental management
- **Surf Life Saving Victoria Site Improvement Audits**, DSE  
Role: Site analysis, environmental management

#### **General**

- **Due Diligence Reporting**  
Role: Preparing planning due diligence reports for key clients for major commercial sites across Australia
- **Development Approvals and Statement of Environmental Effects (SoEE)**  
Role: Managed statutory approvals for a wide variety of development applications for retail/commercial, industrial, residential, retirement/aged living, tourism, and rural sectors.
- **Appeals and Appeal Reviews**  
Role: Presentation of Advisory roles at VCAT for residential, commercial development on behalf of public and private clients.