



ANDREW BULLEN

Director

YEAR OF BIRTH	1967
PROFESSION	Regional and Town Planner
CURRENT POSITION	Director, Precinct Urban Planning Pty Ltd
CONTACT	14-16 Hill Street, Toowoomba City PO Box 3038, Toowoomba, Qld, 4350 P 07 4632 2535 M 0427 737 526

EDUCATION AND PROFESSIONAL AFFILIATIONS

- **MASTER OF BUSINESS ADMINISTRATION (M.B.A.)**
Deakin University 2000
- **BACHELOR OF REGIONAL AND TOWN PLANNING (B.R.T.P)**
University of Queensland, 1989
- **GRADUATE CERTIFICATE IN MANAGEMENT (GRAD CERT MANAGE)**
Queensland University of Technology 1998
- Corporate Member – Urban Development Institute of Australia (MUDIA)
- Corporate Member – Planning Institute of Australia (MPIA)
- Certified Practising Planner CPP

PROFESSIONAL HISTORY

2004 – present	Director Precinct Urban Planning Pty Ltd
2004 – 2007	Planning Project Specialist Toowoomba City Council (part time project secondment)
2001 – 2004	Associate Director Urbis Pty Ltd
1997 – 2001	Manager Strategic Planning Townsville City Council
1994 – 1997	Senior Town Planner Acer Wargon Chapman / Hyder Consulting Pty Ltd
1992 – 1994	Planning Officer, South-East Queensland Regional Planning Division Department of Housing, Local Government and Planning
1989 – 1992	Strategic Planner Hervey Bay City Council

KEY EXPERIENCE

- Strategic Planning and Policy Formulation
- Statutory Planning
- Development Control
- Infrastructure Charging Mechanisms
- Expert Evidence
- Urban Renewal
- Development Assessment
- Preparation of Multi-disciplinary Planning Studies
- Organisational and Systems Reviews
- Telecommunications Planning

DETAILED SUMMARY

SKILLS AND EXPERIENCE

DEVELOPMENT APPLICATION PREPARATION & FACILITATION

The preparation and facilitation of development applications and projects.

Key Projects and Clients:

- **Medicinal Cannabis Propagation & Processing Facility** – Biddeston
Asterion (Australia) Pty Ltd
- **Toowoomba Hospital Redevelopment** – Cranley
Darling Downs Hospital and Health Service and Conrad Gargett
- **Toowoomba West Wellcamp Airport** – Wellcamp
Wagners Properties Pty Ltd
- **Tyre Recycling Plant** – Wellcamp Business Park
Green Distillation Technologies Corporation (GDTC)
- **Milk & Dairy Processing Plant** – Wellcamp Business Park
Au Lait Australia Pty Ltd
- **Northpoint Shopping Centre** – North Toowoomba
Hallmark Property
- **Shopping Centre, Hotel and Food Outlets** – Harristown
Kaufland
- **The Avenues of Highfields** – Highfields
Avenues Highfields Pty Ltd
- **Fernleigh Master Planned Residential Community** – Westbrook
Fernleigh Property
- **Habitat Master Planned Residential Community** – Mt Kynoch
Mt Kynoch Development Consortium
- **Northgate Vista Master Planned Residential Community** – Harlaxton
George Weston Foods Limited
- **Eustondale Residential Estate**
Douglas Family Developments
- **Intensive Animal Industries – Cattle Feedlots, Poultry Farms, Piggeries**
Mclean Farms, Darwalla, CG Enterprises, Morgan Pastoral, Camm Agricultural Group
- **Willows Crossing Mixed Use Development Precinct Variation Scheme**
George Weston Foods Limited

DEVELOPMENT ASSESSMENT

Assessing development applications on behalf of Local Government

Key Projects and Clients:

- **Brisbane City Council**
- **Toowoomba Regional Council**
- **Townsville City Council**
- **Mackay City Council**
- **Western Downs Regional Council**
- **Cambooya Shire Council**

STATUTORY PLANNING INSTRUMENT PREPARATION

The preparation of Statutory Planning instruments;

Key Projects and Clients:

- **Hervey Bay City Council Strategic Plan**
Strategic Planner (1989 -1992)
- **Townsville City IPA Planning Scheme**
Lead Planner and Project Manager (1998 -2000)
- **Redland Shire IPA Planning Scheme**
Consultant Team Project Manager and Lead Planner (2001-2004)
- **Telecommunications Facilities**
IPA Planning Scheme Drafting Manual – Queensland Mobile Carriers Forum (MCF) Project Manager & Report Author (2004)
- **Townsville Base Hospital Plan of Development**
Qld Department of Public Works
- **Mt Cotton Village - Temporary Local Planning Instrument**
Redland Shire Council
- **Taroom Planning Scheme**
Project Planner (1994-1996)
- **Waggamba Planning Scheme Review**
Project Planner (1994-1995)
- **Nightowl Shopping Centre, Gladstone**
Plan of Development Project Manager & Report Author (2002)
- **Review of Fairfield Waters Master Plan and Open Space Strategy**
on behalf of Townsville City Council (2000)
- **Review of Lakes II Plan of Development**
on behalf of Townsville City Council (1998-1999)
- **Preparation and Review of Local Planning Policies:**
 - Land Stability Assessment
 - Telecommunications Facilities
 - Soil Erosion and Sediment Control
 - Sustainable Groundwater Extraction in Rural Residential Areas
 - Amenity and Aesthetics
 - Open Space
 - Landscaping
- **Review of Planning Schemes, DCPs on behalf of the Department of Local Government and Planning including:**
 - Albert Shire Planning Scheme (and Strategic Plan)
 - Gold Coast City Planning Scheme (and Strategic Plan)
 - Logan City Strategic Plan
 - Waterford West DCP
 - Logan Residential Densities DCP

Albert Corridor – Building Better Cities DCP

- Redland Shire Agricultural Lands Study.

MULTIDISCIPLINARY PLANNING STUDIES

Key Projects and Clients:

- **Toowoomba Statistical District Planning & Infrastructure Study**
Project Manager & Report Author – Office of Urban Management – 2007
- **Cambooya Shire Residential Needs Study**
Project Manager & Report Author – Cambooya Shire Council – 2007
- **Gold Coast Rail Stations Needs Assessment Study**
Project Planner – Queensland Transport -2004
- **Brisbane Inner City Light Industrial Study**
Project Planner – (Brisbane Urban Renewal Taskforce) – 2003-2004
- **Rocky Springs Urban Structure Plan**
Council Project Manager (2000-2001)
- **Townsville City Landslip Hazard Study**
Council Project Manger (2000-2001)
- **Townsville Bushfire Hazard Study**
Council Project Manger (2000-2001)
- **Townsville Port Access Study**
Council Representative – (1998-2001)
- **Sihanoukville Tourist Zone**
Strategic Masterplan, Cambodia – Project Planner (1994-1996)
- **Brisbane Cricket Ground (Gabba) Stage 1 Redevelopment**
Environmental Impact Statement and Development Application
Project Planner – (1995-1996)
- **Southern Moreton Bay Islands**
Interdepartmental Report and Cabinet Submission
Project Planner and Submission Co-author (1993)
- **Maryborough District Land Use Study (1991)**

LOCAL AREA PLANNING

Key Projects and Clients:

- **Mt Cotton Village** Temporary Local Planning Instrument (2004)
- **Magnetic Island Local Area Code** (Townsville City Council 2002-2003)
- **Ross River Road Local Area Code** (Townsville City Council 2003-2004)
- **Bayview Local Area Provisions** (Redland Shire Council 2003-2004)
- **Capalaba Town Centre Local Area Code** (Redland Shire Council 2003-2004)
- **DCP-1 – Hervey Bay Urban Area** Project Planner (1990-1991)
- **Review of DCP 2- Eli Creek, Hervey Bay** Project Planner (1990-1991)

URBAN RENEWAL AND REVITALISATION

Key Projects and Clients:

- **Economic Analysis of Townsville Mall Redevelopment**
Project Manager & Report Author (Townsville CBD Taskforce) – 2002 – PIA Award 2002
- **RNA Commercial Assessment of Redevelopment Options**
Project Manager & Report Author (Brisbane Urban Renewal Taskforce) –2003
- **Mackay Central City Revitalisation**
Project Planner – (Mackay City Council) – 2002
- **Queensland Place Master Plan**
Project Planner – (Department of Public Works) – 2002

ORGANISATIONAL AND SYSTEMS REVIEWS

Key Projects and Clients:

- **Toowoomba City Council**
Development Assessment Process Review – Project Implementation Manager
- **Telecommunications Facilities**
IPA Planning Scheme Drafting Manual – Queensland Mobile Carriers Forum (MCF)
Project Manager & Report Author (2004)
- **Regulatory Issues in the Urban Development Industry**
An Operational Review of the Integrated Planning Act – Project Manager & Report Author (Department of State Development and Red Tape Reduction Taskforce) – 2003
- **PNG National Capital District Commission (NCDC)**
A Scoping Study to Develop the Planning Capability of the NCDC (AusAid and CLGF) – 1999
- **Green Street Residential Regulation Review**
Hervey Bay City Council – 1991

DUE DILIGENCE AND NEEDS ASSESSMENT

Key Projects and Clients:

- **Toowoomba Broadhectare Land Supply & GIS Assessment** – Fernleigh Properties (2018)
- **Retail & Commercial Sectors Needs Assessment** – Moreton Bay Regional Council (2013)
- **Short Term Accom & Non-resident Workforce Needs Assessment** – ANI Investments (2014)
- **Cemetery Road Residential Estate Needs Assessment** – Surat Basin Homes (2014)
- **Windmill Estate Residential Needs Assessment** – Surat Basin Homes (2015)
- **Planning Needs Assessment Goondiwindi** – AJ & NF Wallis
- **Meringandan School Planning Needs Assessment** – Catholic Diocese of Toowoomba (2019)

REGIONAL PLANNING

- **DDROC - Darling Downs Regional Sustainability Plan**
Project Manager – 2006
- **SEQ Regional Plan 2005 - Activity Centres Review**
Project Manager – Office of Urban Management 2004
- **Townsville Thuringowa Strategy Plan**
Council Project Committee Representative
- **SEQ2001 - Project Planner**
SROC Review of Draft Papers

PLANNING APPEALS AND EVIDENCE

The provision of expert evidence and testimony in the Planning & Environment Court including appeal ground identification, attendance at without prejudice conferences and Joint Experts Meetings, the preparation of Joint Expert reports and Statements of Evidence and appearance as an expert witness in the Planning and Environment Court.

AWARDS

- **PIA Certificate of Merit**
Redland Shire Integrated Local Transport Plan (in association with Maunsell Pty Ltd) – 2003
- **PIA Certificate of Merit**
Economic Analysis of Townsville Mall Redevelopment
Project Manager & Report Author (Townsville CBD Taskforce) – 2002
- **UDIA Northern Division**
Consultants Award – Fairfield Waters Project Design and Assessment Team – 2000