

# CAREER PROFILE

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## John Coyle

John Coyle is a partner with Insite Strategies Pty Ltd, an innovative and progressive town planning consultancy established in September 2003. He has considerable expertise in development planning for a range of large, medium and small development proposals; major project planning; infrastructure studies; strategic and statutory planning; development assessment; and planning management. His career has included senior roles in Local Government in Queensland and in the UK; ten years in an international multi-disciplinary consultancy; and 5 years operating his own successful practice. Throughout his career John has been committed to attaining the highest standard of planning outcome and is a proactive, client-focussed professional.

### **PARTNER**

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Returning from a 15 month sabbatical in the UK in late 2004, Mr Coyle joined Insite Strategies in Bundaberg as a Partner in the firm. While remaining as a Partner he returned to Brisbane in late 2007 and now manages Insite's Brisbane office.

### **KEY SKILLS & EXPERIENCE**

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John Coyle has nearly thirty years experience in town planning and its associated fields, both as a private consultant and as an officer within local government.

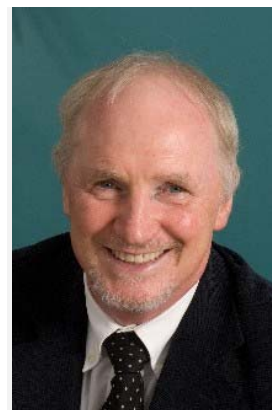
After graduating from U.Q. in 1980 with a Master of Urban and Regional Planning, and following a short period with a number of small consulting firms, he spent 8 years (1981 to 1989) working for Brisbane City Council in a variety of roles. These roles included strategic planner, economist / planner, and for a period of 4 years, development assessment team leader for the south-eastern quarter of Brisbane.

Following this he became senior town planner for Kinhill Cameron McNamara (for 5 years) and then Manager of Planning (for another 5 years) for what ultimately became Kellogg Brown and Root (KBR), based in Brisbane.

In 1999, John established his own private practice as sole Director and Principal of Coyle Planning Associates Pty Ltd based in Brisbane.

As part of a career break in 2003 / 2004 Mr Coyle worked as a town planning manager in the United Kingdom, during which time he acted as Manager of Continuous Improvement (focussing on improving DA performance) for the London Borough of Hillingdon, and then for a 6 month period as temporary Head of Strategic Planning and Transport in Somerset County Council.

During this latter assignment John led a team of county, consultant, and



### **MARKET SECTORS**

Private Development  
Land Development  
Master Planning  
Local Government  
Regional Government  
State Government

### **QUALIFICATIONS**

Master of Urban & Regional Planning, UQ, 1981

Bachelor of Arts (Economics), Macquarie University, 1979

### **MEMBERSHIPS**

Corporate Member  
Planning Institute of Australia

Member Urban  
Development Institute of Australia

### **SENIOR ROLES**

Partner – Insite  
Strategies Pty Ltd  
(2005 - present )

Principal – Coyle  
Planning Associates Pty  
Ltd, Brisbane  
(1999 - 2003)

Qld Planning Manager –  
Kinhill (Kellogg Brown &  
Root) (KBR), Brisbane  
(1994 – 1999)

partner organisation planners in the conduct of a sub regional study for the Taunton sub-area, and provided leadership for the county's strategic planning initiatives during a time of profound legislative change.

Returning from the UK in late 2004 Mr. Coyle joined Insite Strategies in Bundaberg as a Partner in the firm. While remaining as a Partner he returned to Brisbane in late 2007 and now manages Insite's Brisbane office.

Throughout his career he has acted on behalf of a wide range of developer and land owner clients to obtain MCU and reconfigure lot approvals for development projects of all types and sizes. This continues to be a core professional interest and an area of special expertise.

Projects in which Mr Coyle is currently acting as project manager and master planner include Kensington Lakes Master Planned Community at Bundaberg, and recently an integrated master planned residential community north of Townsville (Mystic Sands project – 180 ha site). In the recent past he has variously coordinated and master planned the major integrated township developments of Springfield (2,500 ha site – derived the initial broad master plan), Celebration Township (2,000 ha site), Flagstone Creek (600 ha site), Earl Hill (700 ha site), and the East Trinity project (formerly Royal Reef - 940 ha site).

John also has considerable experience in managing and carrying out community consultation programmes and Social Impact Analysis, frequently including liaison with the media. Such work has been carried out largely in the context of major planning and road design projects such as the Townsville Port Access Study; the South Coast Motorway project; the Eumundi Road Upgrade; Century Mine, Pipeline and Port development; and the Earl Hill, and East Trinity projects in Cairns.

Overseas master planning projects have been personally carried out for Neiafu (second largest city in Tonga - awarded RAPI certificate of merit), and for the city of Dubai in the United Arab Emirates.

In most of these planning projects John has project managed the consultant team incorporating traffic and transport planners, ecologists, water, sewerage and drainage engineers, noise, landscape and other specialists. His role typically includes the coordination of the technical work, preparation of submissions, editing and authoring any impact studies, negotiation, and being the lead spokesman for the project within government and when appropriate with the media.

John has also sought to remain involved in statutory and strategic plan preparation for a range of government agencies and has significant 'hands on' and management ability in the policy planning and development control areas for planning authorities; with expertise in statutory plan preparation including strategic land use and land capability studies, development control plans, town planning policies, industry planning studies, scheme reviews, and sub regional plans.

His core specialisations are formulating proposals, preparing applications, and negotiating development approvals for a range of developer clients; managing the concept planning, technical studies, and approval negotiation phase of major master planned projects; managing the consultation, social impact and planning components of major infrastructure studies; strategic planning, and scheme reviews

## **CAREER HIGHLIGHTS**

**January 2005 to present**

Senior Town Planner –  
Kinchill Brisbane (1989 –  
1994)

Team Leader South  
East – Brisbane City  
Council (BCC) (1986 –  
1989)

### **SABBATICAL**

Head of Strategic  
Planning and Transport  
– Somerset County  
Council, England  
(July 2004 – Dec 2004)

Manager of Continuous  
Improvement – London  
Borough of Hillingdon  
(UK) (Oct 2003 – May  
2004)

### **LOCALITY EXPERIENCE**

South East  
Queensland

Far North Queensland

North West  
Queensland Minerals  
Province

Wide Bay-Burnett

United Kingdom

## **Partner - Insite Strategies Pty Ltd**

### **Kensington Lakes Master Planned Community - *Pressler Properties Pty Ltd***

Project leader and master planner for \$700m master planned community including business and residential airpark on a 180ha site adjacent to the Bundaberg Regional Airport.

### **Mystic Sands Master Planned Community – *Albert Valley Properties***

Initial advice relating to the preparation of a Plan of Development to support an Integrated Residential Community at Balgal Beach north of Townsville City (former Thuringowa Shire)

*Current project in early stages*

### **Windaroo Golf Clubhouse and residential complex — *Albert Valley properties***

Coordinated approval phase of major apartment and group housing development associated with the existing Windaroo Golf Course Clubhouse and residential community.

### **Miriam Vale Water and Sewerage Strategy — *former Miriam Vale Shire Council***

Council representative overseeing the design and approval phase of water and sewer extension for the town of Seventeen Seventy; and the development of desalination plant for Agnes Water.

### **Lenthals Dam Assessment – *former Hervey Bay City Council***

Assessed proposal to raise the height of the Lenthals Dam wall incorporating significant environmental and cultural heritage issues

### **Owanyilla Industry Proposal — *former Woocoo Shire Council***

Assessed proposal for major transport oriented industry development at Owanyilla in Woocoo Shire including recommending major improvements to the s3.1.6 Plan of Development proposed by the applicants consultant.

### **Calliope Local Industry proposal — *Forbes Investments***

Prepared section 3.1.6 and RaL application, including Plan of Development for new 25 ha local industry estate.

### **Assessment of large number and variety of development applications — *various Local Governments in Wide Bay Burnett***

Acting as Assessment Manager for ten (10) Wide Bay Burnett Councils' and overseeing the work of our in-house staff involved in development assessment.

### **Variety of small, medium and large development projects — *various clients***

Acting for a range of developer clients preparing and negotiating planning, VMA, building, plumbing and related approvals for a wide range of development projects in a number of different local government areas.

## **November 2003 to December 2004**

### **Contract planner – United Kingdom**

#### **Manager of Continuous Improvement - *London Borough of Hillingdon***

Six month assignment responsible for the review of development control practices to improve time performance of major and minor development applications, in response to newly introduced central government Best Value Performance Indicators. Tasks included process mapping, improving management information through the introduction of application tracking software, workshops with DC teams

to introduce new practices, and introduced a range of related management improvement initiatives.

**Temporary Head of Strategic Planning and Transportation - Somerset County Council**

Six month assignment acting as one of three Heads of Service within the Environment Directorate and provided leadership for the Strategic Planning and Transportation Service during a period of significant legislative change. Chaired all county strategic planning committees (officer level), attended and presented all spatial and strategic planning matters to the county executive and technical members panel, represented the county on external committees relevant to spatial and strategic planning, managed and directed a sub regional study to determine the most appropriate role for Taunton (the county town) in the newly evolving regional plan for the south west of England, and provided technical leadership within the service.

**May 1999 to 2003**

**Principal – Coyle Planning Associates Pty Ltd**

**Celebration Township DCP - The Hancock Group**

Project coordinator for a major comprehensively planned residential community in Beaudesert Shire. The site is an ex pine forest and contains an area of 2,017 ha. The work required the control and coordination of the full range of specialist development consultants, and the preparation and management of the necessary town planning studies and statutory documents. This was a major project and was John's primary focus for a four year period from 1999 to 2003. The site was purchased by Delphin Lend Lease in 2003 who are still (2009) pursuing approval with the OUM and DIP (now called Yarrabilba Township)

**Townsville Port Access Study - Joint clients DOT and Townsville City Council – sub consultant to Kinhill Brown and Root**

Coyle Planning Associates provided on-going professional services as part of a multi disciplinary team for the Townsville Port Access Study. This required an assessment of the town planning, land use, amenity, and visual impact issues of the access options (particularly through South Townsville), and the carrying out of a detailed Social Impact Assessment.

**Townsville Airport Access and Land Use Study – Townsville City Council and DOT**

Coyle Planning Associates in association with Eppell Olsen (traffic Engineers) carried out an investigation into long-term options for road access into the Townsville Airport. Coyle Planning's role was to develop access options based on traffic, amenity and economic considerations and to evaluate these in terms of urban amenity, traffic, and economic and institutional criteria.

**Kogan Creek Power Station Workers Camps – Ausco Building Systems, a division of James Hardie Industries**

Coordinated the preparation of Impact Assessment Studies for two separate camps to temporarily accommodate approximately 1,500 construction workers for the Kogan Creek power station, proximate to Chinchilla Township.

**Review of BCC Industry Provisions – Brisbane City Council**

Independent expert review of all public submissions lodged in response to the industry provisions of the Brisbane City "City - Plan" on behalf of the Brisbane City Council.

### **General Development Planning - Various clients**

Provide development and planning advice to private developer clients for a range of projects including a major motel development at Nudgee (including expert witness services in P&E court); a major school expansion in Everton Park (plus expert witness services); major residential building in Spring Hill; shopping centres at Greenbank, Petrie Terrace, Ferny Grove; Mobile Phone infrastructure for AAPT, and Hutchison's Telecommunications; master planning for extensions to Binna Burra Lodge, and a range of other development projects.

### **May 1989 to May 1999**

#### **Kinhill Pty Ltd (Kellogg Brown & Root), Brisbane**

1994 to May 1999 - Queensland Manager Town Planning

1989 to 1994 - Senior Town Planner

Mr Coyle was responsible for providing professional leadership and managing the activities of the town planning groups in Brisbane and in KBR's other offices in Queensland. Significant projects in which Mr Coyle has been the primary author and manager include:

*Townsville Port Access Study:* Responsible for the town planning, land use, and social impact assessment components of a major Impact Assessment Study of a number of alternative road access options into the southern part of Townsville and the Townsville Port. Client: Qld Dept of Transport.

*South Coast Motorway IAS:* Manager of the town planning, social impact and community consultation programme for the IAS on the northern section of the South Coast Motorway (from Rochedale to the Logan River). The study required a full time commitment for five months and incorporated strategic planning and demographic research, an acquisition strategy and design of an open space network, in-home interviews, public meetings, stakeholder meetings, shopping centre displays, library information displays, and media liaison. In addition Mr Coyle authored the detailed Social Impact assessment. A team of six professionals dedicated full time to this project worked under the leadership of Mr Coyle. Client: DOT and DEH.

*Eumundi-Noosa Road Upgrade Study:* Responsible for the town planning and land use analysis, community consultation programme and social impact assessment associated with the upgrading of the above road, between Eumundi and Noosaville. The project incorporated detailed investigation of a bypass of Eumundi Township. Client: DOT.

*Cloncurry Town Plan Review:* Project leader and major author of a review of the Cloncurry town-planning scheme to become one of the first IPA based schemes in Qld. Client: Cloncurry Shire Council

*Century Project:* Carried out the community consultation and social impact analysis (non indigenous) for the mine, pipeline and port components of the Century project in Northwest Queensland. Client: CRA Exploration

*Flagstone Creek Township:* Responsible for the preparation of a DCP (Plan of Development) for a new township of approximately 12,000 persons in the northern part of Beaudesert Shire, and the provision of ongoing planning advice and approval coordination. Client: Hall Constructions.

*Royal Reef Project Cairns:* Project Coordinator responsible for all technical, political and public interaction work related to the development of a 940 ha site opposite the Cairns CBD. The project

required a full time commitment for approximately 12 months. Client: NatWest Bank.

*Earl Hill Integrated Resort:* Project Coordinator of the Earl Hill Project, a \$450 million (1989 dollars) tourist and residential development in Cairns, Queensland. Mr. Coyle worked full time on this project for eighteen months, including nine months temporary residence in Cairns. Client: Town Development Company (Tokyo).

*Springfield Master Plan:* Project leader for the initial 'concept' master planning of an 'integrated urban development' on 2,500 ha of land 25 km south-west of Brisbane CBD. Client: MUR Group.

*Neiafu Master Plan:* Master planner responsible for master plan to guide future development in the town of Neiafu, Kingdom of Tonga. The plan received an award in the 1993 Royal Australian Planning Institutes Awards of Excellence. Client: EEC: on behalf of Government of Tonga.

*Master Plan — Dubai U.A.E.:* Project leader responsible for a conceptual master plan for the ongoing growth of the city based on a lake/canal development concept. Client: Confidential.

*Chevron Island DCP and ICP:* Project leader and major author for the preparation of a Development Control Plan and Infrastructure Charges Plan for the ongoing urban renewal of Chevron Island at the Gold Coast. The work involved the generation of built form options, preparation of a performance based DCP, and a formal Infrastructure Charges Plan in accordance with the IPA. This plan was awarded a Certificate of Merit in the 1999 Royal Australian Planning Institutes Awards of Excellence. Client: Gold Coast City Council.

*Fortitude Valley Residential Study:* Jointly undertook a marketing / planning study for the Fortitude Valley area of Brisbane. Client: Brisbane City Council.

*Taigum District Shopping Centre:* Town planning advice and evidence in the Planning and Environment Court for development of a 22,000 m<sup>2</sup> District Shopping Centre. Client: Brisbane City Council.

*Dinmore Cattle Yard Expansion:* Town planning approvals to facilitate a major expansion of the Dinmore Cattle yards. Client: QRail and AMH.

*Gold Coast Super Centre:* Responsible for obtaining town planning approvals for a district level shopping centre of approximately 20,000 m<sup>2</sup> GLA. Client: Intro International.

*State Government CBD Building Study:* Town planning study into redevelopment or reuse options of several government owned CBD buildings. Client: Department of Public Works and Housing.

*Macarthur Chambers Site Study:* Study into the town planning aspects of development agreements for the redevelopment of a major CBD site. Client: State Bank of South Australia.

*Major Industry Development:* Town Planning reports, applications and ongoing approvals management for a major heavy industry development at Hemmant (Brisbane). Client: Ingham's Enterprises.

*Carindale Residential Planning:* Project planner for a 400 lot-residential and business development at Carindale, Brisbane. Client: Starlight Nominees.

*Big Top Retail Project:* Rezoning and planning advice for a major retail warehouse development in Mount Gravatt, Brisbane. Client: Equis Group.

*Variety of Retail/Business Projects:* Preparation of Development Applications, Planning reports, Due Diligence surveys, advice on appeals, etc., for a variety of small to medium sized retail and business proposals at Nerang, Mermaid Waters, Kenmore, Toowong, Jimboomba, Cannon Hill, Ferny Grove, Enoggera and Woodridge. Client: Various.

*Larapinta Parkinson Land Use Study:* Project leader and major author for the investigation of land use issues, evaluation of development options and recommendations for future development for a large parcel of strategically located land on Brisbane's southern outskirts. Client: Brisbane City Council.

*Local Area Plans:* Project leader for a major physical planning exercise in six outlying 'future urban' areas in the City of Brisbane. Client: Brisbane City Council.

*Bowen Hills Business and Industry Study:* Planning input into a study, which reviewed the performance, characteristics and future expansion potential of business in the Bowen Hills area following the construction of the Inner City By-Pass. Client: Brisbane City Council—Urban Renewal Task Force.

*Fernvale Development Control Plan:* Project leader for the preparation of a DCP for Esk and Moreton Shires. Client: former Shires of Esk, and Moreton.

*Swanbank Development Control Plan:* Project leader for the preparation of a Development Control Plan for land surrounding the Swanbank Power Station. Client: QEB on behalf of former Moreton Shire Council.

*Waterford Development Control Plan:* Project leader for the preparation of a Development Plan to guide future development in the area of Waterford in Logan City. Client: Logan City Council.

*Bromelton Industry Development Study:* Project Leader for a study that evaluated the suitability of the Bromelton area for major industrial development. Client: Beaudesert Development Association and former Beaudesert Shire Council.

*Guidelines for State Policy on Business and Industry:* Project leader for the preparation of performance based State-planning guidelines for industry location. Client: former Department of Business, Industry and Regional Development and DHLG&P.

## **BRISBANE CITY COUNCIL**

### **1986 to 1989**

#### **Development Team Leader**

Mr Coyle was responsible for the management of a team involved in the assessment of all development, consent, rezoning and subdivision applications in the South Eastern quarter of Brisbane, including major residential subdivisions, major shopping centres, retirement villages, high rise apartment buildings, commercial buildings and major industrial developments. He prepared advice, reports and made verbal presentations to Council's various planning committees and carried out negotiations on behalf of Council of works agreements for rezoning and subdivisions. In addition he presented evidence to the Local Government and Planning and Environment Court for a variety of development and land use planning appeals.

**1985 to 1986****Economist/Planner, Seconded to Corporate Planning Section**

Mr Coyle authored two major studies of the economic and social base of the Brisbane region (Brisbane's first 'Economic Development Strategy' — with recommendation to establish the Brisbane Office of Economic Development), assisted in Brisbane's 1992 Olympic bid, and was a key member of the Lord Mayor's (Sallyanne Atkinson's) corporate planning team.

**1984 to 1985****Assistant Subdivisions Officer, Subdivisions Section**

In this position Mr Coyle was responsible for assessment of the full range of subdivisional applications.

**1983 to 1984****Assistant Development Control Officer**

In this position Mr Coyle was responsible for assessment of all consent applications in Brisbane City, including the supervision of thirteen planning technical staff directly involved in development assessment.

**1982 to 1983****Town Planner, Town Planning Branch**

Mr Coyle assisted in economic impact assessments for major retail developments, assisted in the review of the Brisbane City Town Plan, and prepared and presented evidence in the Local Government Court in support of Council's strategic planning aims.

**1981 to 1982****Pak Poy & Kneebone**

As Town Planner, Mr Coyle assisted over a range of planning and economic investigations.

**1980 to 1981****Ian Rigby & Associates**

In the position of Town Planner, Mr Coyle assisted in the preparation of economic impact assessments and the preparation of evidence related thereto for presentation to the Local Government Court.