



## URSULA VAN DYK

### Town Planner – Niche Planning Studio

Master of Urban Planning (2017)

Bachelor of Arts (Majors in International Politics/Relations and Geography) (2015)

Diploma in Modern Languages (German) (2015)

Member of the Planning Institute of Australia (PIA Associate)

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#### SUMMARY

Ursula is a qualified Urban Planner with a passion to implement and facilitate sustainable development. She has been working in planning for the past three years assisting with both statutory and strategic projects.

Ursula commenced employment with Niche Planning Studio in 2017 where she quickly became a key member of staff assisting with structure plans, local government planning assessment overflow (both remote and on secondment), scheme amendments, subdivision applications and planning permits.

Ursula's skill-base includes a strong understanding of planning provisions and their application in a practical context, strong communication skills with clients, other consultants, and council officers in relation to a range of planning matters, she pays close attention to detail, has effective time management and is capable of working under pressure to a consistently high standard.

## PROFESSIONAL HISTORY

- **Urban Planner** **July 2017-present**  
**Niche Planning Studio**  
[www.nicheplanningstudio.com.au](http://www.nicheplanningstudio.com.au)  
Provide specialised advice and assistance on a wide range of planning matters, mainly in areas of strategic and statutory planning; Liaison with applicants, clients, Councils and subconsultants on various matters; and preparation of Planning Permit reports and associated documents.
- **Contract Statutory Planner** **June 2018-December 2018**  
**Brimbank City Council**  
<https://www.brimbank.vic.gov.au/>  
Undertook assessments against various planning permit applications, from initial assessment, internal referrals, requests for further information, detailed report writing, phone calls and meetings with applicants and internal Council staff members, and attendance at VCAT compulsory conferences.
- **Sessional Tutor – Strategic Plan Preparation and Implementation** **2018**  
**RMIT University**  
[www.rmit.edu.au](http://www.rmit.edu.au)  
Assisted in the facilitation of a practical course (fourth year core subject) on the implications and opposing forces in the structure planning process, including assessing student assignments and presentations, facilitating a one hour tutorial workshop with students, and ongoing administrative organisational tasks and correspondence with guest lecturers, students, and relevant university staff.
- **Town Planner** **January 2016-July 2017**  
**Beacon Town Planning**  
[www.beacontp.com.au](http://www.beacontp.com.au)  
Assisted in the preparation of planning applications and reports for private clients. Examples included applications for subdivision and dwellings, warehouses, and industry. She also assisted in the preparation of several planning scheme amendments for VicRoads as well as a Strategic Stakeholder Engagement Plan for a water authority.
- **Research Analyst** **2016**  
**Java Travelling Studio – Bandung, Indonesia, Institute of Technology**  
[www.itb.ac.id](http://www.itb.ac.id)  
Investigations into the increasing pressure of urbanisation on the current CBD area and the government's plan to create a new city centre on the periphery. Negotiations with local developers specifically concerning the existing informal settlement on the new proposed city centre site. Conversations with local residents of the informal settlement regarding their concerns of future resettlement. Preparation of a draft Masterplan for the new City Centre.
- **Research Assistant** **2015**  
**Regional Sustainability and Development, Nelspruit, South Africa, Monash University**  
[www.msa.ac.za](http://www.msa.ac.za)  
Researched the pressure of urbanisation and affects on regional and rural employment. Engagement with local employees and small business owners regarding local area. Investigation into the role of regional government and impact on development progress.

## PROJECT EXAMPLES

### 48-52 Kathryn Road, Knoxfield – The Construction Managers

*7,800sqm – Childcare Centre, 'Nature Reserve area', and 10 Dwellings over 2 Lots*

- Preparation of Planning Permit Application and associated assessments;
- Preparation for Council meeting and VCAT;
- Post-lodgement condition clearing;
- Ongoing client, Council, VCAT and sub-consultant liaison.

### 906 Lydiard Street North, Ballarat North – Hygge Property

*4,045sqm – 20 Townhouses*

- Preparation of Planning Permit Application and associated documents;
- Review of sub-consultant reports and architectural drawings;
- Ongoing liaison with Council, client and sub-consultants.

## Council Overflow

*West Wimmera Shire; Moorabool Shire Council*

- Use of Greenlight online system to lodge applications and provide status updates;
- Remote assessment of planning permit applications and general planning enquiries;
- Liaison with various planning officers from Shires to ensure smooth process of assessment and determination.

### 141 Queens Parade, Clifton Hill – Sonia Diamante

*710sqm – Mixed-Use Development*

- Proposal comprising IGA Shop, Offices, Dwellings (3), partial demolition of an existing heritage building, and reduction in the required amount of car parking;
- Planning Permit application report;
- Clause 58 Assessment – Apartment Development; and
- Ongoing client and Council liaison.

## SKILLS

- Strategic and statutory planning, specifically within Victoria
- Excellent interpersonal and communication skills, both written and verbal
- Comprehensive problem solving, research and analytical skills
- Innovative and creative with excellent presentation skills

## REFEREES

1. Sareh Moosavi  
Studio Leader  
Environments Capstone Studio – Master of Urban Planning  
University of Melbourne  
0452 509 938

Additional referees available on request