



CITY
GLENBURN
HEATHRIDGE
JOONDANNA
NICHE
— PLANNING —
STUDIO
SUBIACO
COLLINGWOOD
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SOUTH YARRA

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CELIA KONSTAS

Associate – Niche Planning Studio

Bachelor of Applied Science (Planning) (2006)

Diploma Project Management (2018)

Member of the Planning Institute of Australia (MPIA)

SUMMARY

Celia is a qualified town planner with over ten years' experience in the planning industry. Her exposure to both the public and private sectors has provided her with considerable experience and in-depth understanding in both the planning and development fields.

Within her role at Niche Planning Studio, Celia oversees a team of motivated town planners and designers. Her role requires drawing upon her expertise in all facets of the planning and development process ranging from "front-end" advocacy/stakeholder management and rezonings, to preparation and negotiation of structure/development plans, developer infrastructure and GAIC contributions, Section 173 Agreement negotiation, due diligence conducted on behalf of both Government and private clients.

The diversity of Celia's planning and design experience stems from her specialist knowledge in growth area planning where Celia has planned and managed a diverse range of structure plans and small and large scale multi lot subdivision applications. Additionally, Celia has experience in town centre design and planning and facilitation of other proposals and is complemented by her passion to create truly liveable communities.

Celia is valued for her commitment to her projects, detailed quality and timely outputs that are outcomes-focussed. Her involvement in a number of Government and private projects has equipped her with an in-depth understanding and appreciation of the need to balance high quality, creative planning solutions that is also commercially viable and implementable from a planning perspective.

Her positive attitude and ability to resolve complex planning and development issues that involve collaboration and communication with a broad range of stakeholders and across all disciplines is highly regarded by the industry.

PROFESSIONAL HISTORY

- **Associate Planner** **2018**
Niche Planning Studio
www.nicheplanningstudio.com.au
Oversee and manage a team of planners and designers to facilitate high quality outcomes across a range of projects from broad reaching Precinct Structure Plans to site specific planning permit applications across all development contexts.
- **Principal Urban Planner** **2010-2017**
Mesh Planning and Urban Design
www.meshplanning.com.au
Project management of large scale structure/development plans, subdivision and development applications, strategic planning, infrastructure and levies, design and development advice, small lot housing specialist, community engagement and workshop facilitation.
- **Strategic Planner** **2008-2010**
City of Whittlesea
www.whittlesea.vic.gov.au
Preparation of Development Plans, planning and urban design assessment of large and small multi-lot subdivision applications and town centres within growth areas including Mernda Villages, Lyndarum estate, Aurora estate.
- **Town Planner and Telecommunications Planner** **2006-2008**
Urbis
www.urbis.com
Preparation and management of a range of permit applications, planning advice and implementation/management for new telecommunication acquisitions across metropolitan and regional Victoria.

PROJECT EXAMPLES

Pakenham East Precinct Structure Plan – Lendlease Communities

- Preparation of detailed submission to exhibited version of Pakenham East PSP reviewing all facets and future implementation
- Provision of strategic advice and coordination of Planning Panel submission on behalf of client and broader consultant team
- Liaison with VPA and Council as required to progress and resolve key strategic issues to realise client's key development aspirations

Wollert Precinct Structure Plan and Development Contributions Plan – AVJennings, Villawood Properties, Evolve Developments & Greencor

500ha

- Project management, coordination and advocacy work on behalf of a consortium of large developers and their land interest within the Wollert PSP area
- Preparation of detailed submissions at various stages of the planning process including planning, environmental, heritage, traffic and engineering requirements
- Preparation of options and/or review of the Draft Precinct Structure Plan, Biodiversity Conservation Strategy, Development Contributions Plan
- Working collaboratively with Victoria Planning Authority and Council to produce high quality planning and design outcomes
- Liaison and presentations to various government departments to facilitate high level strategy outcomes including Council, MPA, Department of Environment, Land, Water and Planning, VicRoads, Public Transport Victoria and other stakeholders.

- Briefing of Solicitor and Barrister and preparation for review of development at Planning Panels and planning assistance at Panel
- Facilitated Subdivision applications and planning permit approvals for various landowners including Villawood Properties and Evolve Developments

Rathdowne Estate

Villawood Properties - 1500 lots, Wollert

- Prepare and lodge staged Planning Permit application
- Lead and manage collaboration with sub-consultant team on project including architects, drainage engineers, civil engineers, landscape architects across all facets of project
- Project manage Community Activity Centre as a Works in Kind with Whittlesea Council and client
- Town centre design and planning, residential subdivision and commercial centre design and planning
- Day-to-day planning and project management input to inform Development Managers and overall development strategy and delivery
- Development Contributions and GAIC advice including other levies to inform project cashflows

Longford Development Plan

Wellington Shire Council

- Preparation of a Development Plan to guide the future growth and development of the township of Longford.
- Infrastructure identification to inform both Council and landholders/clients of staging for future rezonings and development progression
- Authority engagement and community engagement to facilitate “buy-in” to future vision and change for the town

Wandana Estate

30ha –Section 96A application, Wandana

- Planning advocacy work to rezone land to General Residential Zone within Geelong City Council
- Coordinate multi-level planning, environmental and engineering inputs
- Preparation of rezoning and permit application
- Briefing solicitors on desired planning strategy and support for solicitor at Planning Panel
- Permit implementation

SKILLS/AREAS OF EXPERTISE

- Strategic and statutory planning advice, advocacy and permit applications
- Precinct Structure Plan process and advocacy
- Section 173 Agreements and negotiations
- Infrastructure contributions, GAIC and other charges/levies
- Project management, analytical skills and implementation-focussed
- Reliable and approachable

REFEREES

1. Chris De Silva
Director – Mesh Planning + Urban Design
(03) 9695 3025
0418 148 605
chris@meshplanning.com.au
2. Adam Davidson
Director – Hygge Property
0488 092 683
adam@hyggeproperty.com.au

Additional referees available on request