JEP
ENVIRONMENT & PLANNING

CAPABILITY STATEMENT

We are leaders in industrial planning approvals

JEP Environment & Planning is a specialist infrastructure and planning firm with expertise in seeking planning approvals for major projects in waste, recycling, commercial developments, industrial developments, advanced manufacturing, energy and sustainability infrastructure.

Our staff are experts in planning, environmental licensing and sustainability infrastructure, with experience working in industry, local, state and federal government. Our team is made up of planners, engineers, architects, scientists, compliance and environmental management specialists.

Since establishment in 2016, JEP Environment & Planning has established a reputation as the leading firm for facilitating infrastructure planning approvals, EPA licensing and supporting industry to comply with increasingly complex planning and environmental laws.

Our firm is different. We take the time to understand complex projects. This helps us to guide proponents efficiently through the planning, regulatory and approvals system. We ask regulators the important questions and we take time to identify key regulatory issues that need to be addressed in a planning application.

Securing planning approvals for projects in many cases can be complex and needs careful planning, with input needed by technical experts, stakeholder and community engagement and strong project management. We work closely with our clients to ensure that proposals are well designed, structured and executed to maximise your success in the approvals process.

Our infrastructure and planning services include guidance on best practice environmental and engineering design, site selection, scoping of key environmental issues requiring assessment, environmental impact assessment, project management of specialist investigations, environmental licensing, negotiation with regulators, environmental compliance and post-approval support.

We work closely with stakeholders and communities to address key matters that need to be considered in planning submissions, including understanding the environmental, social and economic risks and benefits to help build community consensus and project success.

Our team can support you right through the post-approval phase, including the development of post-approval management plans, agency approval of management plans, construction certificates and occupation certificates. We work with regulators to ensure your development commences operations as soon as possible. We also conduct independent environmental audits and compliance reviews to ensure that your development is being operated and managed in accordance with consent conditions and all planning and environmental laws.

We are very pleased to have supported many family businesses, national, international and public companies in planning and licensing approvals across the country. This includes recycling centres, transfer stations, landfills, warehouse developments, high-tech manufacturing, power station modifications, mining and rehabilitation projects, eco-parks and green energy developments. We are also regularly called upon to help inform government planning and environmental policy.

Our highly qualified planning and environmental assessment team has the right blend of skills to ensure your project is delivered in a timely, cost effective and professional manner, to help grow your business. Feel free to contact us any time to discuss how we can assist in your project.

Dr Mark Jackson
Director
JEP Environment & Planning

Experience and track record

JEP Environment & Planning has one of the most experienced industrial planning and approvals specialist teams in Australia. Since 2016, we have secured planning approvals and have secured licenses for more than 70 industrial infrastructure projects at more than 50 locations around the country. These approvals have led to hundreds of millions of dollars in investment, supporting employment and boosting the Australian economy. Some of our projects include are outlined below.

Sub-Division and Industrial Building Complex, Moss Vale

In this project, we led the design, planning, environmental assessment and approvals for one of the largest industrial sub-divisions and warehouse complexes in the Southern Highlands, on the outskirts of Sydney. The Regionally Significant Development permits the development of more than 41,000 m^2 of gross floor area across three large industrial buildings.

The approved development with advanced sustainability features will be the head office and centre of operations for the nation's largest scaffolding business.

Battery Transfer Station, Kings Park

In a NSW first, we led the design, planning, environmental assessment and approvals for a 900 tonne per year battery transfer station in Kings Park, in Sydney's west. The approved development will involve the fit out of an existing industrial building for the advanced sorting of domestic batteries from retail collection sites.

The approval involved the design of safety systems for the handling of lithium batteries to meet all government agency requirements.

Kariong Sand and Soil Supplies, Somerby

We led the design, planning, environmental assessment and approvals for the largest recycling centre for sand, soil and building materials on the Central Coast of NSW. The State Significant Development approval (SSD8660) permits the receipt of up to 200,000 tonnes per year of waste, providing important recycling services for the building and civil construction facility.

The approved development involved the construction of an advanced sorting facility, together with waste receival, inspection, processing buildings, advanced water recycling and landscape supply material bays over a 6 hectare area.

Resource Recovery Facility, Penrith

In this project, we led the due diligence, site selection, planning, environmental assessment and approvals for a resource recovery facility for construction and demolition waste materials in Penrith. The local development approval permits the site to receive up to 30,000 tonnes per year of skip bin construction and demolition waste for sorting and recycling.

The approval will help our client grow their collection and recycling business to help builders in Western Sydney recycle better.

Resource Recovery Facility, Tomago

We led the planning, environmental assessment and approvals for a specialised recycling in Tomago, near Newcastle. The State Significant Development approval (SSD10447) permits the receival, sorting, processing and recycling of up to 98,200 tonnes per annum of liquid, solid and hazardous wastes.

The development involved the fit out of two large industrial buildings with advanced recycling equipment and the construction of a large truck parking depot.

Industrial Buildings for Enclosure of Recycling Operations, Kemps Creek

In this project, we led the planning, environmental assessment of approvals for two large industrial buildings to enclose existing recycling operations, in accordance with best practice.

The development involved construction of large industrial buildings, extensive landscaping and redesign of wastewater treatment and drainage systems. The development was approved as a Regionally Significant Development.

Specialised Computer Circuit Board Recycling Plant, Smithfield

In this project, we led the planning, environmental assessment, approvals and EPA licensing for a novel precious metal recovery plant. The development is approved for the receival of up to 3,000 tonnes of printed circuit boards from electronic waste.

The plant is the first large scale development of this type in the world, and involved advanced chemical and microbiological processes to recover precious metals that are otherwise lost to landfill. The development was approved as a Regionally Significant Development.

Singleton Recycling Centre, McDougalls Hill

We led the design, planning, environmental assessment and approvals for a fully enclosed waste transfer station and recycling centre in the McDougalls Hill business park, located in the Hunter Valley of NSW.

The facility is approved for receival, sorting, processing and manufacturing of products from up to 99,000 tonnes per annum of household clean up, dry commercial and construction waste from builders in the region. The recycling centre waste approved as a Designated Development.

Byron Bioenergy Facility, Byron Bay

In this project, we led the planning, environmental assessment and approvals for an advanced dry-anaerobic digestion facility for production of green electricity and fertiliser.

The facility is approved for receival, processing and recycling of up to 28,000 tonne per annum of food and garden organics and biosolids. The project will provide green electricity for the operation, the neighbouring sewage treatment plant and homes in the areas.

FOGO Composting Facility Expansion, Carrathool

We led the design, planning, environmental assessment and approvals for the large food and garden organics composting facility in the south-west of NSW.

The facility's processing capacity was increased from 50,000 to 99,000 tonnes per annum, to provide critical recycling services for food organics, garden organics and agricultural wastes across southern and south-western NSW. The expansion approval involved an increase in the operational area from 8.8 hectares to 48.6 hectares, including new offices, compost storage buildings, weighbridges, solar electricity production and new drainage and water recycling infrastructure.

Upgrades to a Paper and Cardboard Transfer Station, Wetherill Park

In this project, we led the planning, environmental assessment and approvals for a major upgrade of a paper and cardboard transfer station in Wetherill Park, in Sydney's west. The approval involved an expansion to the existing warehouse building to accommodate a new baling line, new undercover storage facilities, advanced fire suppression systems and an increase in the receival capacity of the site form 27,000 tonnes per annum to 75,000 tonnes per annum.

The approval included the ability to receive, sort and recycle plastics materials.

The services we provide

With all of our valued clients, we take the time to meet with you and discuss your needs and what you want to achieve. We listen and will help you form these ideas into a carefully defined project to ensure that your development project is delivered efficiently, effectively and to a very high standard.

We are not afraid to ask the tough questions of government and regulators to ensure the project we deliver for you is well conceived and will meet your needs with minimal fuss. By taking this approach, you can leverage our experience and credibility to get the job done simply and efficiently.

Our professional and commercially experienced team can support you in the following areas:

Planning approvals, design and development

- Site identification
- Planning feasibility assessments
- Scoping investigations
- Environmental impact assessment and investigations
- Architectural plans
- Engineering and process design
- Planning approvals for local, regional, designed and state-significant developments
- Operational reviews and best practice
- Technology reviews and due diligence investigations

Licensing and environmental management

- Environmental management plans
- Environmental management systems
- Pollution incident response management plans
- EPA licensing
- Support in dealing with EPA and responding to EPA matters
- Resource recovery order and exemption applications
- EPA licence reviews
- EPA licence variations

Strategy and community consultation

- Waste management plans and strategies – for business, industry and local government
- Business case analysis and business planning
- Economic analysis of projects infrastructure and programs
- Evaluation of projects, infrastructure and programs
- Community consultation, stakeholder analysis and engagement
- Government grants and reporting

Planning and environmental compliance

- Advice on environmental laws
- Advice on planning laws
- Internal planning and environmental compliance audits
- Independent environmental audits
- Pollution incidents and liaison with regulatory authorities
- Australian Packaging Covenant
- Product Stewardship and supply chain responsibility
- Construction certificates
- Occupation certificates
- Post-approval management plans

Our team

JEP Environment & Planning's team of professionals have complementary skills and decades of experience to ensure that the objectives of any development project are met efficiently and effectively.

Our staff are experts in planning, environmental licensing and sustainability infrastructure, with experience working in industry, local, state and federal government. Our team is made up of planners, engineers, architects, scientists, compliance and environmental management specialists.

Team member	Qualifications	Role	Years experience
Dr Mark Jackson	B. Sc. (Hons., First Class), PhD, Grad. Cert. Mgmt., Exec. Masters Public Admin., Certified Environmental Practitioner CEnvP (1542), Impact Assessment Specialist (IA11071), NSW Registered Environmental Assessment Practitioner REAP (R80020)	Director and Principal Consultant	30+
Erik Larson	B. Sc (Natural Resources Planning)	Principal Environmental Planner	20+
Chloe Rich	Bachelor of Marine Science (Hons, First Class)	Principal Environmental Planner	15+
Angus Johnston	B. Eng. (Hons.), Master Env. Mgmt.	Principal Consultant	25+
Victoria Wilson	Phys Geog BSc (Hons), Enviro Mgmt MSc	Senior Environmental Planner	7
Tas Rangwala	BSc(Engg), MEnvMngmt, MRes, PhD Candidate	Senior Environmental Planner	25+
Alan Parsons	Lead Auditor HSEQ	Lead Environmental Auditor	30+
Rylan Loemker	B. Env. Sc. (Hons, First Class), Unmanned Aerial Vehicle (UAV) Controller's Certificate 2016 (CASA), Cert. IV Carbon Mgmt.	Senior Consultant	20+
Diana Estephan	B. Planning, Masters in Urban Management & Planning	Environmental Planner	3
Ashley Stevenson	B.Sc., M. Env. Mgmt, Grad. Cert. Planning & Urban Design	Environmental Planner	2

Dr Mark Jackson, Director and Principal Consultant

Mark is a nationally recognised waste management and infrastructure specialist and has 30 years' experience in the field. Mark is passionate about good infrastructure design, planning approvals and licensing of waste and recycling facilities, and supporting the development of industry in line with international best practice. He has supported the environmental planning, approvals and licensing of some of the largest waste and recycling infrastructure projects in NSW.

Mark is the Director and founder of JEP Environment & Planning (JEP). He leads a specialist planning team that has delivered major planning and regulatory approvals including multiple projects for a range of clients such as Battery Recyclers Pty Ltd, Sell & Parker, Rutherford Tyre Recyclers, RES Pty Ltd, Sydney Copper Scraps Pty Ltd, Matt's Skip Bins, Bin City, SAAS Aus Pty Ltd, Purple Cow Industries Pty Ltd, A1 Skips, Bingo Industries, Mint Biomining Pty Ltd, Southern Cross Nutrients Pty Ltd, AGL, Origin Energy Ltd, Worm Tech Pty Ltd, Sydney Recycling Park Pty Ltd, Bin City, Dial-A-Dump Industries, Borg Manufacturing Pty Ltd, ReDirect Recycling Pty Ltd, Eco Logic Developments Pty Ltd, REMONDIS Australia Pty Ltd, Blacktown Waste Services Pty Ltd, Traco Pty Ltd, Davis Earthmoving & Quarrying Pty Ltd, Grima Recycling and Bettergrow Pty Ltd.

Whilst at JEP, he has also led major policy and planning projects for the NSW Government, including a Updated Design Guide for Container Recycling Equipment and Facilities under the NSW Container Deposit Scheme (2025);

Review of the NSW Waste and Environment Levy and Waste Less Recycle More programs for DPIE (2020); Market analysis for organics for NSW for NSW EPA (2020 and 2017); Evaluation of the shredder floc concessional waste levy for NSW EPA (2019); Development of a compliance strategy for the NSW Container Deposit Scheme for NSW EPA (2019); Audit of the NSW Container Deposit Scheme for NSW EPA (2018); and Development of a planning framework to streamline the deployment of Container Deposit Scheme for NSW EPA and DPIE (2017).

Previous to the role in JEP, Mark held senior management positions in the NSW Environment Protection Authority, leading some of the largest behaviour change, industry development and infrastructure investment programs in the country's history to assist households and businesses reduce waste and increase recycling. Mark for five years led the EPA's Waste and Recycling Infrastructure and Resource Recovery teams. He also led the development and implementation of the NSW Government's $250 million waste and recycling infrastructure package. He has also played a key role in assessing waste and recycling infrastructure developments in Government. He is a specialist in waste facility planning, environmental compliance and regulatory approvals.

Mark has a Bachelor of Science (Hons., First Class), PhD (industrial waste management), Graduate Certificate in Management and an Executive Masters in Public Administration (University of Sydney). He is also a Certified Environmental Practitioner CEnvP (1542), a Certified Impact Assessment Specialist (IA11071) through the Environment Institute of Australia and New Zealand, and a NSW Registered Environmental Assessment Practitioner REAP (R80020).

Erik Larson, Principal Environmental Planner

Erik is a planning professional with over 20 years of experience helping clients obtain their environmental approvals in NSW. Erik has coordinated numerous development applications and delivered environmental impact assessments for private and public infrastructure projects across multiple industries covering waste, industrial, road, rail and energy developments.

For the past five years, Erik has worked as a Senior Consultant and now Principal Environmental Planner for JEP Environment & Planning delivering planning investigations and development applications for a variety of resource recovery, waste recycling, organics and bioeconomy projects. Erik has managed impact assessments and environmental approvals for a range of industrial developments including state significant and designated development projects. Clients included Bingo Industries, Gow St Recycling Centre Pty Ltd, Verdant Earth Technologies Ltd, Worm Tech Pty Ltd, Byron Shire Council, Sydney Metal Traders Pty Ltd and many others.

As a versatile consultant, Erik can assist projects through their entire lifecycles from planning, construction and operations. Erik enjoys the challenges of helping clients achieve their project and business objectives whilst also meeting at times complex government policy and legislative requirements.

Prior to moving to Australia in 2011, Erik managed two stormwater quality programs in California and Nevada, U.S.A. As a program leader within a regional government planning agency, Erik helped secure over $12 million in grant funding, coordinated public outreach campaigns and facilitated public-private partnerships to achieve government policy objectives. Erik also led the writing, editing and revision of the Best Management Practices (BMP) Handbook for the Lake Tahoe Basin. The handbook is still used to guide approvals of residential, commercial, and public recreation development.

Erik has always been passionate about environmental resource management and holds a Bachelor of Science in Natural Resources Planning from Humboldt State University, California.

Chloe Rich, Principal Environmental Planner

Chloe Rich is an accomplished environmental planner with over 15 years of experience in environmental policy, compliance, waste and recycling infrastructure development, and environmental planning. She holds a Bachelor of Marine Science with First Class Honours from the University of Wollongong and is a member of the Environment Institute of Australia and New Zealand. Chloe has built a career bridging technical expertise and policy implementation, with a strong track record across local government, state government, utilities, academia, and the private consulting sector. Her work is characterised by a pragmatic, solutions-focused approach and an ability to manage complex regulatory pathways and multidisciplinary project teams.

Currently a Principal Environmental Planner at JEP Environment & Planning, Chloe leads environmental assessments and approvals for a wide range of infrastructure developments, including State Significant Developments, resource recovery and recycling facilities, industrial subdivisions, and contaminated land remediation. She regularly prepares Environmental Impact Statements, Statements of Environmental Effects,

Environment Protection Licence applications and Operational Environmental Management Plans. Her clients range from councils and government agencies to private industry, and she has delivered expert evidence in the NSW Land and Environment Court. Notable projects include the assessment and approvals for NSW's first battery sorting and transfer facility, large-scale warehouse developments, and the establishment of new recycling infrastructure across regional and metropolitan areas.

Prior to her consulting role, Chloe worked as a Technical Officer at the University of Wollongong, supporting undergraduate biology teaching and field research. Chloe has also previously held senior planning and policy roles in Fisheries Queensland, the Queensland Department of Environment and Resource Management and Hunter Water. In these positions, she developed fire management protocols for critical infrastructure, managed stakeholder workshops for agricultural extension programs, and led environmental approvals for projects affecting fisheries and marine habitats. Chloe's extensive background in both fieldwork and policy development enables her to deliver technically robust and strategically informed outcomes that support sustainable development and environmental protection.

Chloe is known for her collaborative approach to stakeholder engagement, working closely with clients, regulators, and technical specialists to identify workable solutions that align with both environmental objectives and commercial drivers. Her expertise in navigating complex statutory processes and translating scientific evidence into clear, actionable planning advice makes her a valued advisor on projects that intersect environmental risk, regulatory compliance, and sustainable land use.

Chloe has a Bachelor of Marine Science (Hons. First Class) from the University of Wollongong.

Angus Johnston, Principal Consultant

Angus has more than 25 years' experience working in the waste management and resource recovery field for government and the private sector. Angus is a Principal Consultant and leads planning and development applications and regulatory approvals for various industrial infrastructure.

Previously, he was the Principal Consultant Waste & Resource Recovery at KMH-Pitt&Sherry where designed and directed over $1 million of consulting projects each year. He also spent over two years working at the NSW EPA designing resource recovery infrastructure grant programs and evaluating infrastructure proposals.

Angus's experience includes providing advisory and information management services to government and industry, forming and operating industry and professional associations, running a small business, and working with (and within) local government. Throughout his career Angus has facilitated and informed environmental decision-making processes by applying his ability to write for target audiences and to analyse and translate large amounts of data into clear and concise information for lay as well as expert audiences.

Angus is passionate about the recovery of organic wastes and its transformation into soil, food and energy as a key step towards creating a circular economy. This passion has its roots in his upbringing on a family farm but was further developed early in his career when establishing kerbside organics collection and processing systems in south west Sydney and the Southern Highlands. Angus later spent 6 years as the National Projects Manager for the Recycled Organics Industry, which included representing the industry on the Australian Standards Committee AS4454 for the 2012 update of the standard and promoting the industry and its capability at conferences in Australia and overseas.

Angus has a Bachelor of Engineering (Hons.) and a Masters of Environmental Management (University of NSW).

Victoria Wilson, Senior Environmental Planner

Victoria is an environmental manager and project manager who has experience with environmental planning, construction certificate management, carbon reporting, sustainability impact reports and waste management. Joining JEP Environment & Planning in 2023, Victoria has worked on a variety of planning proposals ranging from Childcare Centres to Resource Recovery Facilities, with recent DA approvals obtained for a Tyre Recycling Facility in Rutherford and a Copper Recycling Facility in Silverwater.

Other projects include Scoping Reports, Waste Management Plans, Environmental Impact Statement Reports, Statement of Environmental Effects Reports, Construction Certificates, Operational Management Plans and additional post-approval support for a multitude of Resource Recovery Facilities within the NSW region.

Prior to joining JEP Environment & Planning, Victoria worked as the Sustainability Manager for tea brand T2 Tea. Whilst in this role, Victoria led the company through their successful B Corp recertification process as well as annual waste audits, carbon footprint reports and sustainability impact reports.

A passion for protecting the environment led to Victoria completing both degrees within the environmental space. Between 2013-2016, Victoria completed her Bachelor of Science with Honors at King's College London before going on to complete her Master of Science in Environmental Management at the University of Queensland between 2020 and 2021.

In 2020, whilst completing a placement as part of her Master's, Victoria gained experience in water management reporting. This project was focused on the point source water quality offsets in the Great Barrier Reef and the changes a newly introduced legislation would bring to companies in the area.

Victoria has experience within both environmental report writing and environmental project management.

Victoria has a Bachelor of Science with Honors from King's College in London and a Master of Science in Environmental Management from the University of Queensland.

Tasneem Rangwala, Senior Environmental Planner

Tasneem has over 25 years of experience in the multidisciplinary fields of engineering, environmental protection and environmental planning, with a specific focus on the waste and water sectors. Throughout her career, she has planned, evaluated, and provided strategic advice to enhance operational and management practices. As a consultant, Tas has played a crucial role in preparing environmental assessments for industrial project approvals and supporting applicants with post-approval detailed design needed for Construction Certificates and Occupation Certificates.

Her expertise includes conducting environmental impact assessments (as both author and reviewer), project management, overseeing strategic regulatory programs, compliance audits, and driving efficiency through the enhancement of process quality. Tas's success is largely attributed to her pragmatic, solution-oriented approach to problem-solving.

Tasneem has led a variety of significant projects throughout her career. More recently as Senior Environmental Planner at JEP Environment & Planning, she has prepared environmental impact statements for a variety of industrial developments.

She has co-ordinated design plans and specialist studies for obtaining Construction Certificates for Matt's Skip Bins (C&D Waste sorting Facility), Rutherford Tyre Recylers Facility and Sydney Copper Scraps (Metal & Copper Fabrication from waste materials) and prepared a strategy for the Australian Packaging Covenant Organisation (APCO) for the Australasian Recycling Label (ARL) to enhance B2B packaging recovery.

In 2020, she received the NCW NSW Australia Day Award for her research contributions that significantly impacted the governance of Integrated Water Cycle Management (IWCM) strategy development and approvals management. Her research led to the implementation of the 'Town Water Risk Reduction Program' by the Department of Planning, Industry and Environment, providing essential support to regional water utilities in NSW(2019-2020). Her recent, Literature Review papers on the comparative analysis of IWCM interpretations and Adaptive Planning practices have been well received by the water industry (2023).

As a sustainability consultant with Sustainability Advantage at the NSW EPA (2017-2019), she has also reviewed business processes, developed and facilitated implementation of resource recovery and water efficiency measures at Jewel Fine Foods, NSW (2018). She has also provided compliance advice to Visy at their Smithfield and Coolaroo facilities (2017) and analysed wastewater treatment options for the East Gippsland Shire Council (2017). She has led, evaluated and redesigned a $13 million collaborative waste management program for regional Councils in NSW (2014-2016) and led the Aboriginal Lands Clean-up Program (ALCUP) fostering partnerships to combat illegal dumping on LALC-owned lands (2011-2014). Tas has also assessed controlled activity approval applications, water licensing and environment protection licensing applications during her roles at Department of Industry-Water, NSW EPA and Water NSW. Through her extensive experience and commitment to sustainability, Tasneem continues to drive meaningful change in environmental management practices.

Tasneem's academic qualifications include a Bachelor of Science (Electronics Engineering), Masters in Research (IWCM practices), Masters in Environmental Management, Diploma in Business Administration and is a PhD candidate.

Alan Parsons, Lead Environmental Auditor

Alan has over 30 years' experience in the business improvement solutions for private sector heavy and light manufacturing, logistics, maritime and service industries with specific management experience in the development and audit of risk-based management systems for quality, safety and environmental management systems including the integration of management systems designed around core company process requirements. Alan has extensive knowledge of the requirements for compliance to ISO 9001: 2015, ISO 14001: 2015 and ISO 45001: 2018, ISO 27001: 2013 management systems standards.

Alan was employed with BHP Billiton for 29 years, initially in the manufacturing, technical process management, port management and stevedoring areas. Alan was responsible for internal and 3rd party certification for BHP Transport, prior to the division being disbanded in 2001.

Alan has extensive experience in the use of business improvement tools to develop business systems for legislative compliance (including Work Cover self-insurance and EPA license compliance), second and third-party certification.

Currently Alan is a certified lead auditor (>20 years) in quality, occupational health & safety, environmental management systems and environmental management and is accredited by DNV GL.

Rylan Loemker, Senior Consultant

Rylan has 20 years' experience in environmental assessments, environmental management, and occupational hygiene, having worked for both local government and in the private industry as a consultant.

Rylan's strengths are in successfully delivering environmental projects including managing waste and hazardous materials, implementing waste and litter education programs, and developing and managing environmental assessment and monitoring programs. Rylan has experience in managing contractors and consultants to successfully deliver environmental projects. Rylan has extensive experience in the classification, handling and storage of waste; particularly hazardous and special waste types.

Rylan has successfully implemented business strategies in environmental firms to help businesses grow through quality and efficiencies. Rylan, through his transformational leadership style, has successfully grown and supported high performing technical and non-technical teams on a national scale.

Rylan has a Bachelor of Environmental Science (Hons – First Class) specialising in Land Management. Rylan is also studying a Masters of Business Administration (UNSW), specialising in technology. Rylan is using this knowledge and skillset to become a leader in integrating technology into business operations, particularly in environmental management and assessments.

Diana Estephan, Environmental Planner

Diana Estephan is an Environmental Planner with two years of professional experience at JEP Environment & Planning, where she has built a strong foundation in statutory and strategic planning. She completed her Bachelor of Planning (2023) and Master of Urban Management and Planning (2023) at Western Sydney University, graduating with academic success while also gaining early industry exposure through internships in both planning and architectural firms.

In her role at JEP, Diana has contributed to a wide range of planning and environmental projects, gaining practical experience in the preparation of Statements of Environmental Effects, Environmental Impact Statements, scoping reports, and environmental management plans. She has supported projects from early scoping and feasibility through to post-approval, including reviewing specialist studies, coordinating technical assessments, and ensuring compliance with planning legislation, LEPs, DCPs, and relevant environmental policies. Her work has also involved detailed consideration of biodiversity, noise, air quality, water management, and traffic impacts, as well as the preparation of mitigation strategies to support sustainable project outcomes.

Diana has developed strong professional skills in stakeholder engagement, multidisciplinary coordination, and report writing, allowing her to effectively support development applications and post-approval processes. She is particularly experienced in assisting with the scoping stage of projects, where she helps define planning pathways, identify key environmental risks, and coordinate the technical inputs required for assessment.

Her earlier experience in customer service roles further strengthened her interpersonal and organisational skills, enabling her to manage competing priorities and deadlines with professionalism. Today, Diana brings to her work a keen eye for detail, a strong sense of responsibility, and a passion for delivering planning outcomes that balance environmental, social, and regulatory considerations.

Diana has a Bachelor of Planning and a Masters in Urban Management and Planning from the University of Western Sydney.

Ashley Stevenson, Environmental Planner

Ashley is an Environmental Planner at JEP Environment & Planning with experience in statutory and environmental planning. She holds a Bachelor of Science (Biology) from the University of Newcastle, a Master of Environmental Management from Charles Sturt University and a Graduate Certificate in Urban Planning & Urban Design from the University of Technology Sydney.

Ashley commenced her career as a Graduate Environmental Planner with JEP Environment & Planning in 2025, and in January 2026 progressed to her current role, where she supports a range of complex planning applications from concept and design to the approval and implementation stage. Her work involves the preparation of scoping reports, environmental management plans, waste management plans, Green Star audits, Specific Resource Recovery Order and Exemption applications and other planning reports to support development projects. She also has experience in coordinating specialist consultants across a variety of disciplines, reviewing technical reports and architectural plans and collaborating with local councils and agencies both in NSW and interstate.

During her academic studies, Ashley developed exceptional time management and communication skills to maintain her academic successes while working in full-time roles. She has brought a keen sense of detail from her previous work experiences to her current role that allows her to proactively manage competing priorities and keep project progress on track to deadlines.

Ashley's enthusiasm for environmental planning grew from her studies, supported by a passion for sustainability. Contributing to development projects that will have definable positive impacts on the future is a key driver of her goals, along with learning from experienced senior planners, engineers, certifiers and a range of industry experts to support positive approval outcomes.

Ashley is highly motivated to continue developing skills to support her role, with particular reference to social impact assessments to manage the intersection between the planning industry and the community to enable the delivery of high-quality, sustainable developments that benefit clients, communities, councils and the broader waste and recycling industry.

How to get in touch

Please contact us to see how we can assist with your development project:

JEP Environment & Planning

Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060

T: (02) 8056 1849

E: admin@jacksonenvironment.com.au

W: http://www.jacksonenvironment.com.au