



HOLMES DYER

Stephen Holmes

Director

BA (Geog), Grad Dip (TP), FPIA, FAICD, LMUDIA, RPIA (Fellow)

Qualifications

Bachelor of Arts
(Geography) (The
Flinders University of
South Australia)

Graduate Diploma
in Town Planning
(University of South
Australia)

Company Directors
Course (Australian
Institute of Company
Directors)

Affiliations

Fellow of the Australian
Institute of Company
Directors

Fellow of the Planning
Institute of Australia

Life Member of the
Urban Development
Institute of Australia

Member of the Economic
Society of Australia

Past Affiliations

Past President of the
Urban Development
Institute of Australia
(National and SA
Division)

Former member of the
Planning Committee of
the Property Council of
Australia

Former Deputy Chair
of Housing, Urban and
Development Advisory
Committee (HUDAC)

Former Chairman of the
Land Supply and Demand
Committee

Former Chairman of the
Planning Committee of
the Urban Development
Institute of Australia
(SA Division)

Key Expertise

- Urban design, master planning and subdivision design
- New community planning and structure planning
- Project governance strategies and advice
- Government and authority liaison and community engagement
- Approval strategies, applications and negotiations
- Policy planning and statutory control document preparation
- Property, retail, economic, demographic, social and market research

Professional History

Stephen established Holmes Dyer in 2016 with Helen Dyer with the specific intent of providing bespoke outcomes for complex projects in the fields of planning, development and project governance.

Prior to Holmes Dyer, he spent 33 years in planning, design and development consulting companies at senior levels in the capacity as Chairman, Director and Managing Principal. These roles included participation in projects from around Australia and South East Asia.

He also spent 2 years in local government.

Experience

Stephen has been involved in some of the largest and most complex urban development projects in Australia and has an unrivalled experience in the delivery of new communities, from their conception, research, design and negotiation, through their policy and governance framework formulation, to their approval and implementation.

Stephen has provided strategic advice and solutions to both the public and private sectors and has led large multi-disciplinary consulting teams, such as in the preparation of environmental impact statements and infrastructure delivery projects. He has provided specialist research advice in retail analysis, economic impact assessments, demographic trend analysis, supply and demand studies, tourism studies, property and market analysis and social, recreation and community needs assessments. He has delivered due diligence assessments to inform broad hectare and improved property purchase decisions.

Stephen has highly developed skills in master planning, subdivision design and mixed use infill projects, having master planned communities of up to 60,000 people, provided cutting edge subdivision designs for projects of a few lots to thousands of dwellings and prepared concepts for infill sites combining residential, retail, employment and tourism outcomes.

Stephen has been the recipient of awards from the Planning Institute of Australia, the Urban Development Institute of Australia and the Civic Trust for outstanding work in planning.