



Elton Consulting's planning team works collaboratively to create great places and facilities for people in your cities, towns and regions.

#### Our services include:

- » Obtaining planning approvals
- » Strategic land use rezoning
- » Development contributions
- » Property advice
- » Planning policy, master planning and research
- » Project facilitation

Our experienced consultants deliver technical and statutory planning services, environmental assessments, planning scheme amendments including rezoning, planning permit applications for subdivisions and built form, design guidelines and due diligence reports.

Our planning team also has expertise in strategic planning across greenfield developments and land release strategies as well as policy development.

We tailor our work according to the specific needs of the State your project is based in with experienced consultants in NSW, ACT, VIC and NT.



#### OBTAINING PLANNING APPROVALS

Our consultants understand and manage complex planning approval processes. We do everything from major development applications, crown lease variations, subdivisions and environmental impact assessments, to representation at stakeholder meetings, workshops and forums. We also offer independent development assessment and in-house support for planning authorities, government agencies and large private enterprises.

We handle state-specific requirements throughout Australia and understand commercial realities in projects, which is how we work with clients to ensure sustainable project outcomes.



#### STRATEGIC LAND USE REZONING

Our team of consultants lead strategic land use rezonings, prepare robust rezoning applications and justification reports and submissions to facilitate land use changes.

We work with the private and public sector to consider the best and highest use, overcome challenges, understand and balance competing demands in an effort to create and improve communities.



#### DEVELOPMENT CONTRIBUTIONS

Our team has an exceptional understanding of development contribution logistics and frequently provides strategic advice and critical analysis of state and local infrastructure contributions.

We provide comprehensive supporting studies for local authority contributions and excel in assisting with, and conducting, negotiations on Voluntary Planning Agreements.



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### PROPERTY ADVICE

Our team of consultants are skilled in planning due diligence, strategic advice and risk assessment. Our ability to understand and navigate extensive and complex planning pathways is what makes our submissions on draft planning instruments, policies, regulations and legislation, the best in the industry.

We analyse your site’s potential, context and constraints to provide advice on the highest and best use of the land, development potential and best planning approval pathway for any development types.



### PLANNING POLICY, MASTER PLANNING AND RESEARCH

Elton Consulting collaborates with other consulting groups to develop Master Plans, Area Plans, Structure Plans and Development Control Plans. Our expertise extends from planning to facilitating design workshops and community engagement.

We are experienced in policy development for the public sector. We take a rigorous and meticulous approach to research and policy development, allowing us to identify innovative and fresh approaches to support your aspirations.



### PROJECT FACILITATION

We offer project management throughout the entire planning process, including designing project briefs, managing sub-consultants, advising on issues and managing budgets.

Our consultants understand the relevant regulatory systems in each area and facilitate the process to balance social and environmental outcomes with economic feasibility.

## RECENT PROJECTS

We have a deep knowledge of our clients’ sectors and operating environments, which helps us to achieve practical outcomes in complex situations

- » Development applications for subdivision and built form in Googong Township, Queanbeyan, CIC Australia (NSW)
- » Development application for lease variation to permit restaurant and outdoor dining use, Lonsdale Street, Braddon, Lonsdale (ACT)
- » Development application for above ground car park, community facilities and retail tenancies at Dutton Lane in Cabramatta, Fairfield City Council (NSW)
- » Development application for mixed use development at Cavenagh Street in Darwin, Thinc Projects (NT)
- » Greenfield rezoning and Local Infrastructure Plan at Wilton Junction, Wilton Junction Land Owners Group (NSW)
- » Urban renewal rezoning, Randwick, Inglis Family (NSW)
- » Residential rezoning at The Narrows, Madeleine Von Muralt (NT)
- » Hillsborough Site Compatibility Certificate and Development Applications, Landcom Hillsborough (NSW)
- » Due diligence and strategic advice, Cawdor, Frasers Australand P/L (NSW)
- » Advice on opportunities for adaptive reuse of a seven storey commercial building, Mort Street Civic, Audant Investments Group (ACT)
- » Property and strategic advice Darwin, Sweat Group (NT)
- » Affordable and Adaptable Housing Action Plan, Maitland Council (NSW)
- » Canberra Seniors Centre Replacement Feasibility Study (ACT)
- » City of Palmerston Master Plan City Centre, City of Palmerston (NT)
- » Project facilitation, Yennora Distribution Centre, Stockland Property Group (NSW)
- » Project management and planning, Noonamah Ridge Estate, Intrapac Projects P/L (NT)

Elton Consulting provides trusted advice and practical solutions to all levels of government, the private sector and community organisations.

We work collaboratively with clients in infrastructure, property, transport, community services, housing and other sectors to deliver the best results.

Our team of over 80 staff understand it is important to tailor solutions to client needs.

We collaborate and think strategically to:

- » create great places and facilities for people
- » develop policies and strategies that work
- » communicate and engage meaningfully with clients, communities and stakeholders
- » improve communities, services, systems and organisations
- » design materials that bring projects to life