



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
- » sustainability
- » GIS

Our experienced planning team deliver statutory planning services, environmental and planning assessments. The team also has expertise in strategic planning across greenfield and infill developments, planning scheme amendments including rezoning, planning permit applications for subdivisions and built form, design guidelines and due diligence reports.



#### 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. We work with clients to provide frank and confidential advice whilst ensuring sustainable project outcomes.



#### STRATEGIC LAND USE REZONING

Our team leads strategic land use rezonings, prepares 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.



#### GIS

GIS (Geographic Information System) allows us to visualise, question, analyse and interpret data to understand relationships, patterns and trends. Integrating the GIS technology gives our clients the opportunity to optimise maps and plans by creating a unique graphic each time; combining analysis and visualization to provide "location intelligence" to reports, proposals and presentations.



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



### 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. We provide development potential, divestment and best planning approval pathways for any development options.



### 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(DCPs). 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.



### SUSTAINABILITY

We work and collaborate with state and federal government agencies, universities and think tanks to leverage expertise and deliver bespoke sustainable solutions. We develop policy and plans with an understanding of the social and political environment and an awareness of contemporary environmental practices. We are skilled at identifying best practice methods for resource management and translating technical information into tangible actions.

We are research analysts and science communicators, able to accurately and effectively inform policy and practice that drives practical action and brings clarity to broad audiences.

## 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, GDT Pty Ltd (NSW)
- » Yass Valley Settlement Strategy – Yass Valley Council (ACT)
- » Development application for an above ground car park, community facilities and retail tenancies at Dutton Lane in Cabramatta – Fairfield City Council (NSW)
- » Greenfield rezoning and Local Infrastructure Plan at Wilton Junction – Wilton Junction Land Owners Group (NSW)
- » Structure Plan, Ocean Reef Estate, Coogee – Terranovis Pty Ltd (WA)
- » Forrest Hotel DA – Kapelle (ACT)
- » Hillsborough Site Compatibility Certificate and Development Applications – Landcom Hillsborough (NSW)
- » Residential rezoning of the Heights – Peet Pty Ltd (NT)
- » Property and strategic advice Darwin – Sweat Group (NT)
- » Affordable and Adaptable Housing Action Plan – Maitland Council (NSW)
- » Brockman Park Structure Plan and Development Prospectus – Shire of Carnarvon (WA)
- » Strategic Waste Infrastructure Planning Project and Policy – Department of Water and Environmental Regulation (WA)

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 100 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