

## rezoning applications

At **ADW Johnson** our planning team provides the strategic overview and commitment required to successfully negotiate rezoning processes. We monitor key strategic planning processes, documents and strategies to ensure our clients are positioned for successful rezoning outcomes.

Our strength lies in identifying key issues and anticipating potential problems in the high risk early stages of the process. Our strategic planning skills are applied to urban, rural, residential, industrial and commercial land uses, for individual site or precinct rezonings. Those skills also extend into state significant site studies under NSW Major Projects legislation.

### Projects

Louth Park,  
Maitland

Medowie Road,  
Medowie

Lochill Estate,  
Lochinvar

Pambulong Forest,  
Cameron Park

Wangi Power Station,  
Wangi Wangi

Industrial Development,  
Hexham

Catherine Hill Bay /  
Gwandalan,  
Lake Macquarie and  
Wyong

Delroy Park Estate,  
Dubbo

Anambah Business Park,  
Rutherford

Abattoir Site,  
Gunnedah

West Rutherford  
Employment Area,  
Maitland

Kia Ora and  
Riverlea Estates,  
Clarencetown

Gowrie Links,  
Singleton

Ashtongrove,  
East Maitland

### Gowrie Links, Singleton

**Integrated residential and golf course community**

Planning and rezoning of site.



Image by V21

**Key issues:** strategic demand, creation of appropriate development controls, negotiation with regulatory authorities and integration with future golf course and urban design.

### West Rutherford Employment Area, Maitland

**280ha employment investigation area**

Full strategic planning underway.



**Key issues:** include main road access and traffic, infrastructure, ecological management and land use conflict management.

### Delroy Park West Delroy Park

**396 residential lot and 4 medium density sites**

Full statutory planning.



**Key issues:** urban form and design, amenity impacts, transport and accessibility and bushfire threat.