

## medium and high density residential projects

**ADW Johnson's** planning team is in high demand from clients and architects proposing medium and high density residential projects. As with 3A Projects, we work with our clients to develop a strategy to obtain approval, rather than simply preparing written documentation. Our experience includes medium density developments of 10 - 150 dwellings, boutique 3 - 5 storey mixed use projects, and 7 - 10 storey buildings. These projects are often the first of their type in localities and lead the way in the built expression of strategic planning controls and community acceptance of change. We have a detailed understanding of the issues involved in designing and obtaining approval for such projects, and have a proven ability to work with design professionals and consent authorities.

### Projects

The Alto,  
Charlestown

Sky Central,  
Charlestown

Santorini,  
Belmont

Caves Beachside,  
Caves Beach

Wickham Woolstores,  
Newcastle

Landmark,  
Charlestown

Fairview Avenue,  
The Entrance

Riva Apartments,  
Toronto

Star Hotel,  
Newcastle West

Wharf Furniture  
Warehouse,  
Newcastle

Bailey Street,  
Adamstown

Darby Street,  
Cooks Hill

Main Road,  
Cardiff

Newcastle Road,  
Wallsend

Seaman Avenue,  
Warners Bay

Tranquil Waters,  
Belmont

Student Accommodation,  
Waratah

Magenta Shores,  
The Entrance North

Simhill Housing,  
Wallsend

**Caves Beachside,  
Caves Beach**  
Integrated tourism, hotel,  
commercial and residential  
development

Full statutory planning and DA  
management.



Image by POD

**Key issues:** existing use rights, change in character, land use mix, density, building heights, integrating stormwater and landscape with designs.

**Fairview Avenue,  
The Entrance**  
6 storey mixed use commercial and  
residential development

Full statutory planning and DA  
management.



**Key issues:** landlocked nature of site, pre-existing constraints on property title, proximity to heritage item, SEPP 65 design and residential amenity.

**Simhill Housing,  
Wallsend**  
52 medium density dwellings

Full statutory planning and DA  
management.



Image by Seymour Lawler

**Key issues:** increased site density, traffic and parking, integration with existing urban fabric and resident objection.