

PARKER SCANLON

Where Good People Come
to Get Things Done

project portfolio

Town Planning



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ABOUT US - Culture & Competencies

Parker Scanlon is an award-winning, multidisciplinary firm specialising in Town Planning, Surveying and Project Management. Based in Hamilton, Newcastle NSW, we have continuously provided expert Surveying and Town Planning services throughout the Hunter Region and across NSW since 2007.

We are proud of the strong and collaborative relationships we have built with our clients, offering trusted advice and tailored solutions. We value our long-standing professional relationships with sub-consultants and local authorities. This enables us to customise our approach to each individual project.

Our highly skilled Town Planning Team are Authorised Consultants for the City of Newcastle Council in Accelerated Development Applications (ADA). Beyond this, our Planners bring extensive experience in delivering successful outcomes for our clients across all development types. Whether it's residential, commercial, or large-scale developments, our expert, Planners provide strategic insights and practical solutions tailored to each site's unique potential.

Our Survey Team have accumulated a portfolio of Land & Hydrographic Surveys Cadastral Surveys and Digital Mapping projects that include; high-density residential, industrial subdivisions, construction and Strata or Torrens title Subdivision of unit developments and single dwelling developments. Our Survey Team utilises the latest equipment and software to ensure that every survey meets the highest standards of accuracy. Our Town Planning Team partner with our Survey Team to deliver successful subdivision outcomes for our clients.

With over 280 years of combined industry experience, our Parker Scanlon Team brings a wealth of knowledge and expertise to every project. We pride ourselves on delivering timely and efficient services, regardless of the scale or complexity of the development. Our Parker Scanlon Team is driven to excel, as we focus on providing sustainable, cost-effective solutions through streamlined project management and exceptional service delivery.

and that is why we are the place **Where Good People Come
to Get Things Done**

TOWN PLANNING SERVICES 04

- Accelerated Development Application (ADA)
- Development Applications (DA)
- Approval Pathway Reports (APR)
- Clause 4.6 Variation Reports
- Complying Development Applications
- Planning Feasibility Reports
- Crime Risk Assessments
- Social Impact Assessments
- Waste Management Plans
- Council Applications and Project Management

PROJECTS 05-12

FLOWCHARTS 13

OUR PLANNING TEAM 16-17

SUB-CONSULTANTS 18

SERVICES

PLANNING FEASIBILITY REPORTS

- Preliminary Site Investigation
- Assessment of Council Planning Controls
- Review of Concept or Architectural Plans (if applicable)
- Preparation of comprehensive report

CONCEPT DEVELOPMENT

- Liaison with Draftsperson or Architect on preliminary design plans to assist the Council DA process

REPORTS FOR DEVELOPMENT APPLICATIONS (DA)

- Statement of Environmental Effects (SEE)
- Social Impact Assessments (SIA)
- Crime Risk Assessments (CPTED Reports)
- Clause 4.6 Variation Reports
- Waste Management Plans (WMP)

ACCELERATED DEVELOPMENT APPLICATIONS (ADA) WITHIN NEWCASTLE LGA

- Preparation of Statement of Environmental Effects (SEE);
- Lodgement of ADA and Project Management to obtain a 10 day approval from Council

APPROVAL PATHWAY REPORTS (APR)

- Review of Architectural Plans
- Preparation of report to investigate whether the works are exempt or complying development under the relevant legislation

DOMESTIC WATERFRONT LICENCES

- Liaison with external approval authorities, including Crown Lands
- Project management with consultants
- Preparation of Statement of Environmental Effects
- Lodgement of DA and obtain approval from Council
- Obtain Domestic Waterfront Licence from Crown Lands





Speers Point - Multi Dwelling Housing & Strata Subdivision Development Application (DA)

Project – Multi Dwelling Housing and Strata Subdivision

Location: Speers Point, NSW

Scope: Parker Scanlon were tasked with reviewing concept designs and managing the Development Application stage of the project. While we were solely responsible for preparing the SEE, we maintained effective communication with the Architect and sub-consultants to ensure consistency across all plans and reports.

Details: This multi-dwelling housing proposal originally included several non-compliances with Council's DCP. To ensure the success of this development, we corresponded directly with the Architect, where we collaboratively refined the design, ensuring the project met the client's aspirations and that the non-compliances could be suitably justified in order to gain Council Approval.

Accelerated Development Application (ADA)

Project – Demolition of dwelling house, pool and ancillary structures

Location: New Lambton, NSW

Approval Time: 24hrs after lodgement

Scope: The project involved the demolition of the existing dwelling house, pool, and ancillary structures to facilitate future development of the site. At the request of their chosen building designer, the client was instructed to prepare and clear the site prior to development. Hence, our Town Planners were engaged to manage the demolition stage of the project.

Details: Parker Scanlon was initially approached to apply for a Development Application for the demolition. However, after consultation and preliminary investigations, it was suggested to the client that an ADA would be beneficial, due to the 10 day turnaround that the City of Newcastle offers. Our planning team facilitated this process through efficient project management and coordinated with Council and sub-consultants to ensure the demolition was approved as an ADA in a record timeframe of 24 hours.



Dee Why - Remedial Works to Residential Flat Building

Approval Pathway

Report (APR)

Project – Remedial Works to Residential Flat Building

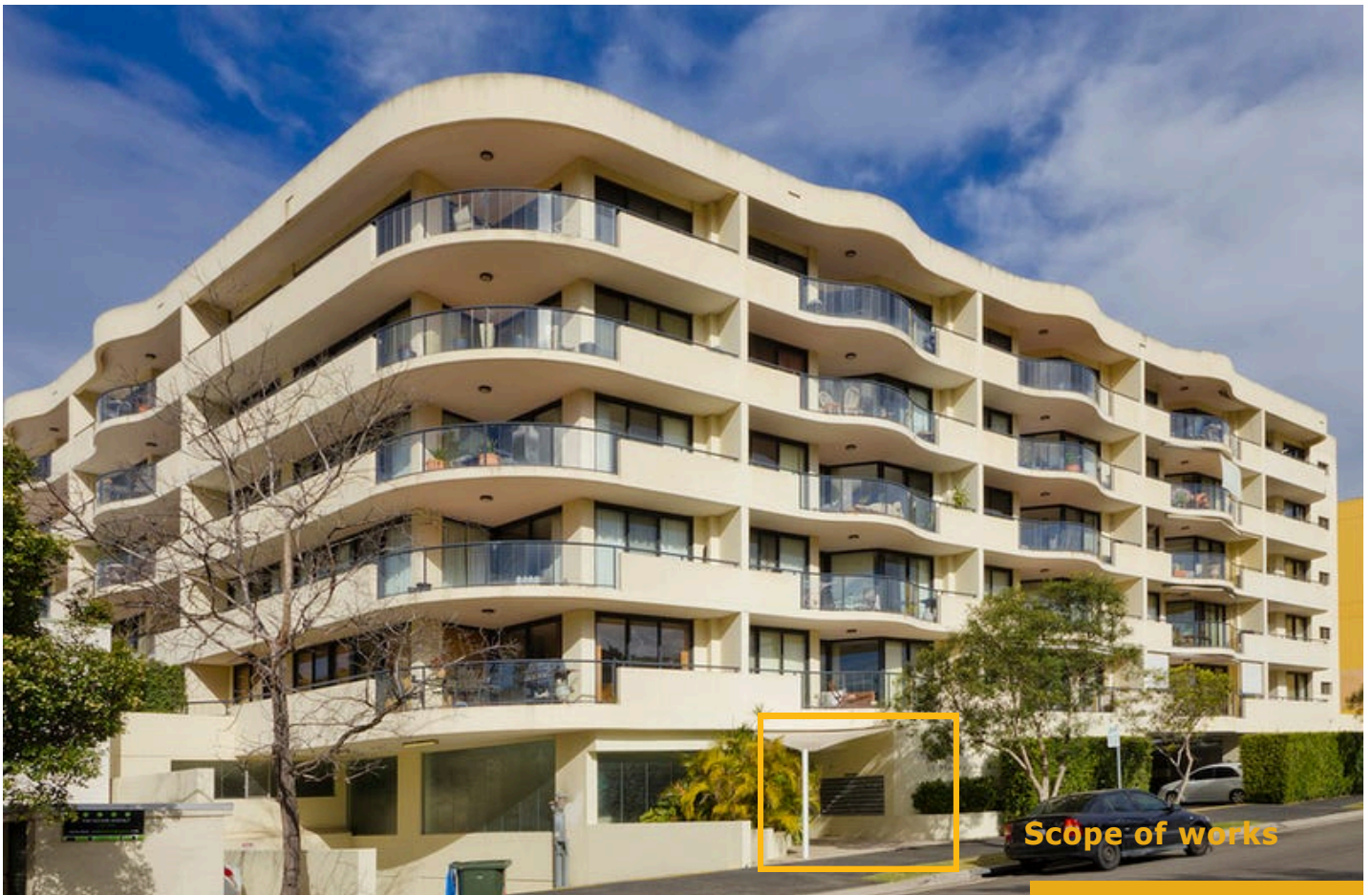
Location: Dee Why, NSW

Scope: Parker Scanlon’s Town Planning Team were requested by a Sydney Architect to investigate proposed remedial works to the foyer and entrance of an existing Residential Flat Building to ascertain any necessary approvals that would be required for the works.

Details: The investigation included a review of Council’s Section 10.7 Planning Certificate, the Title Search and other related covenants and restrictions on the site. The site and proposed works were then assessed against the controls within the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (CODES SEPP).

The resulting report concluded that the works could be undertaken as Exempt Development and no approvals were necessary to be obtained from Council or a Private Certifier.

B2564 - Dee Why





Bar Beach - Dwelling House

Clause 4.6 Variation Reports FSR - Floor Space Ratio & HOB - Height of Building

Project – Dwelling House

Location: Bar Beach, NSW

Scope: Parker Scanlon was engaged to complete two Clause 4.6 Variation Reports to accompany the Development Application and provide justification for the non-compliances within the design of the Dwelling House.

Details: The proposed Dwelling House triggered the need for a Clause 4.6 Variation Report to address the Floor Space Ratio and the Maximum Building Height development standards in Council's LEP. That desktop investigation and review of the Architectural Design Plans concluded the non-compliances were of no adverse impact to surrounding properties. Hence, the proposed Dwelling House was considered an orderly development of the land, which was detailed within our reports.

Crime Risk Assessment, Social Impact Assessment & Statement of Environmental Effects (SEE)

Project – Skatepark and Youth Hub

Location: Rathmines, NSW

Scope: The project comprised of the preparation of a Development Application (DA) and site-specific planning reports; including a SEE, Social Impact Assessment, Crime Risk Assessment, Waste Management Plan & Project Management throughout the DA process.

Details: Our role in this project was to prepare and submit the required planning documents and gain approval of the recreation facility for our client, Convic Skate Park Design. There were many intricacies with this project, including being located in an iconic State heritage listed RAAF seaplane base used during WWII, community concerns of potential crime and anti-social behaviour and conflicting objectives and outcomes for the Government agencies involved. This project was approved by Lake Macquarie City Council in December 2023 with the grand opening of the facility held on 26 October 2024.





Merewether - Attached Dual Occupancy & Subdivision Planning Feasibility Report & Statement of Environmental Effects (SEE)

Project – Attached Dual Occupancy and Torrens Title Subdivision

Location: Merewether, NSW

Scope: Parker Scanlon was engaged to firstly investigate the site suitability for a dual occupancy and prepare a SEE as part of the supporting documentation for the DA and submission.

Details: This project highlights the benefit of a Planning Feasibility Report in the early stages of development. By conducting a Feasibility Report at the outset, we were able to explore the potential of the site and provide valuable insights to the Architect to inform the design. This ensured general compliance with Council controls could be met and allowed us to address any site constraints proactively. As a result, when it came time to prepare the SEE for the DA stage, we were confident that the previously identified restrictions were adequately addressed and that the design was suitable for the site.

Crime Risk Assessment & Statement of Environmental Effects (SEE)

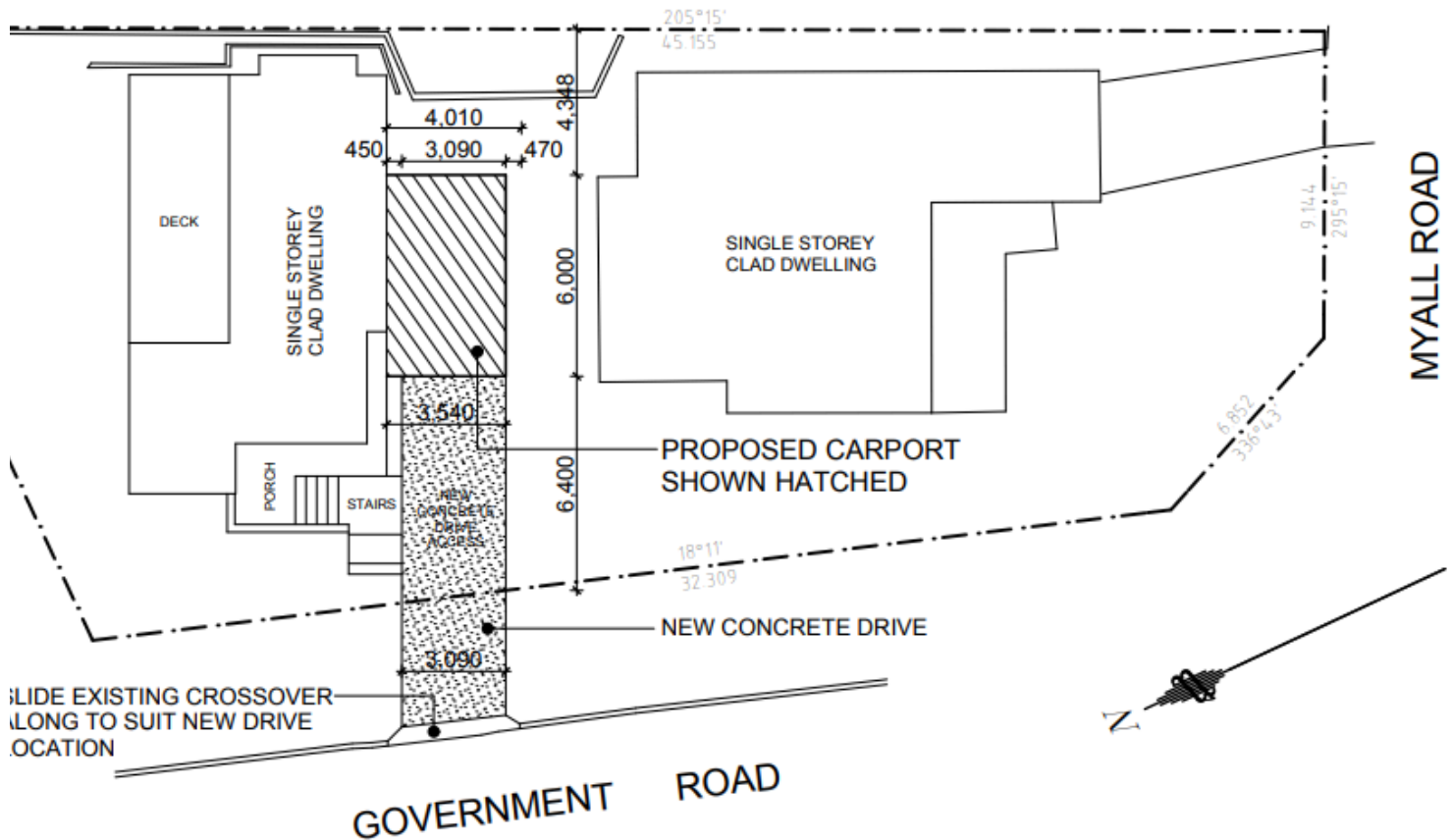
Project – 24 Unit Multi Dwelling Housing and Council meeting

Location: Aberglasslyn, NSW

Scope: Project Management of a Multi-Dwelling development, including the preparation of associated DA documentation, liaison with sub-consultants, lodgement of the DA and liaison with Council to obtain approval.

Details: Parker Scanlon prepared a Crime Risk Assessment and SEE for this Multi-Dwelling development in the growth area of Aberglasslyn within the Maitland LGA. The development was reported to a formal Council Meeting for determination where one of our Town Planners spoke in favour of the development. This resulted in the approval of the DA for our client. There were many moving parts during the design phase and the preparation of the final plans and documents for the DA, of which our expertise in town planning and crime prevention was invaluable to the success of the project.





Cardiff - Change of Use & Torrens Title Subdivision Statement of Environmental Effects (SEE)

Project – Change of Use to a Dual Occupancy (Detached) and Torrens title Subdivision

Location: Cardiff, NSW

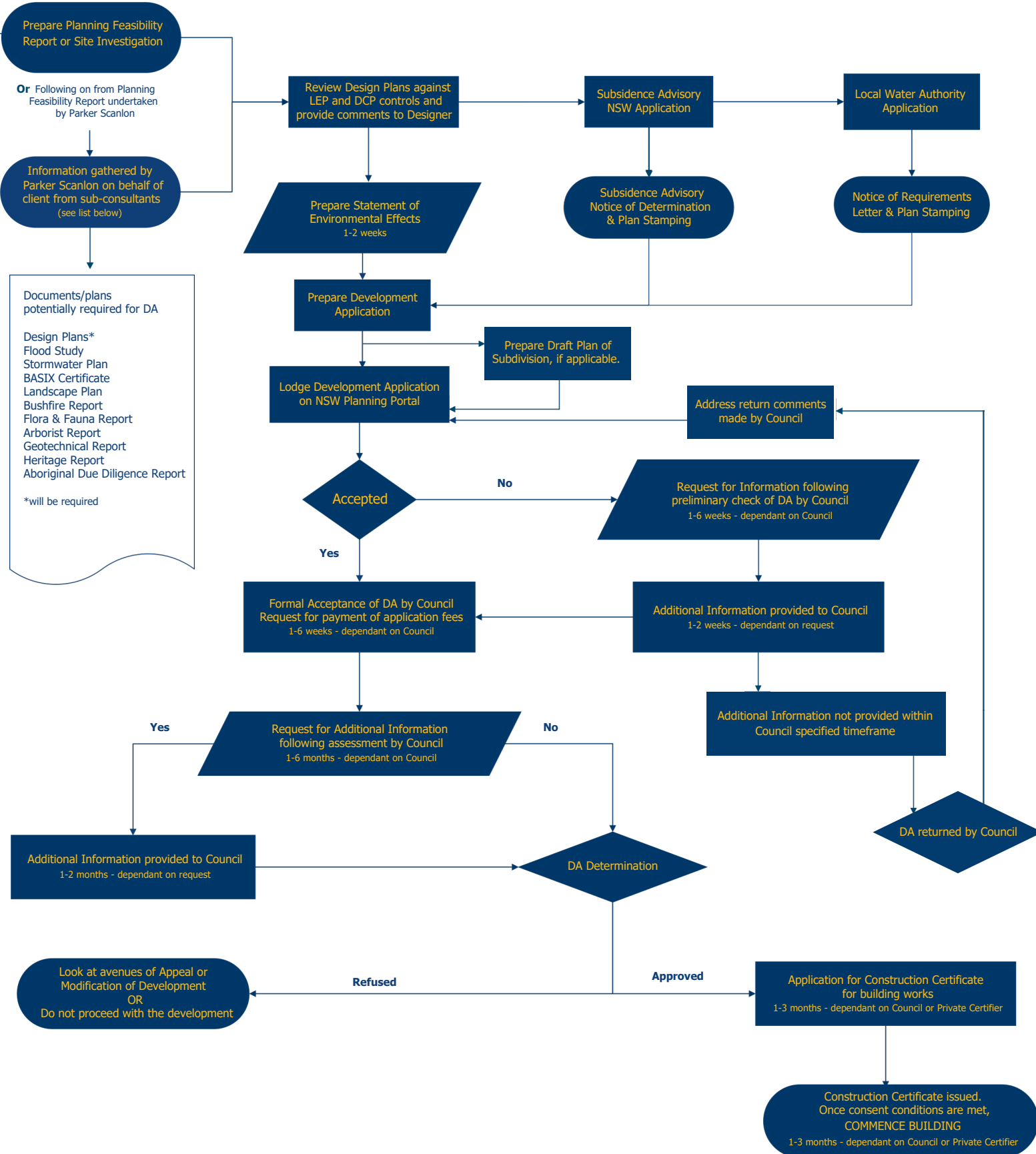
Scope: Parker Scanlon was engaged to project manage this dual occupancy and subdivision project from design phase to through to construction.

Details: This project on located a corner site in Cardiff, was a staged development, the first stage being to change the existing usage of a Dwelling House and Exhibition Home to a Dual Occupancy (Detached) arrangement. The second stage which occurred after the DA approval for the first stage, was for a one into two lot Torrens title subdivision of the dwellings. This project required extensive project management and liaison with sub-consultants, the client and Council to achieve the client’s ultimate goal for the site, being two single dwelling houses on their own allotments of land.

All Inclusive Project Management for Developments



Sites with no prior site investigation conducted by Parker Scanlon



- Documents/plans potentially required for DA
- Design Plans*
 - Flood Study
 - Stormwater Plan
 - BASIX Certificate
 - Landscape Plan
 - Bushfire Report
 - Flora & Fauna Report
 - Arborist Report
 - Geotechnical Report
 - Heritage Report
 - Aboriginal Due Diligence Report
- *will be required

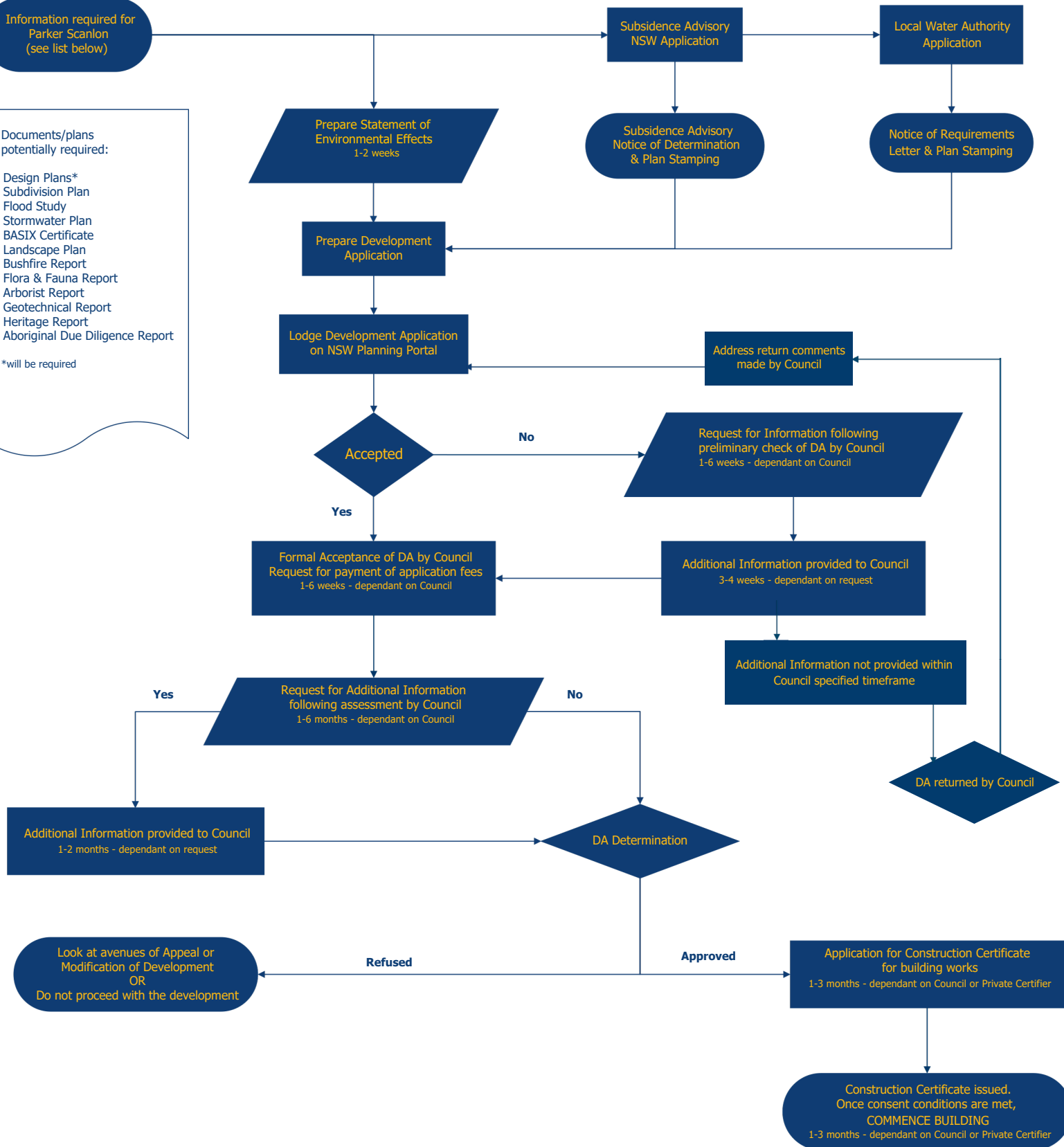
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Typical Development Application (DA) Process

Information required for Parker Scanlon (see list below)

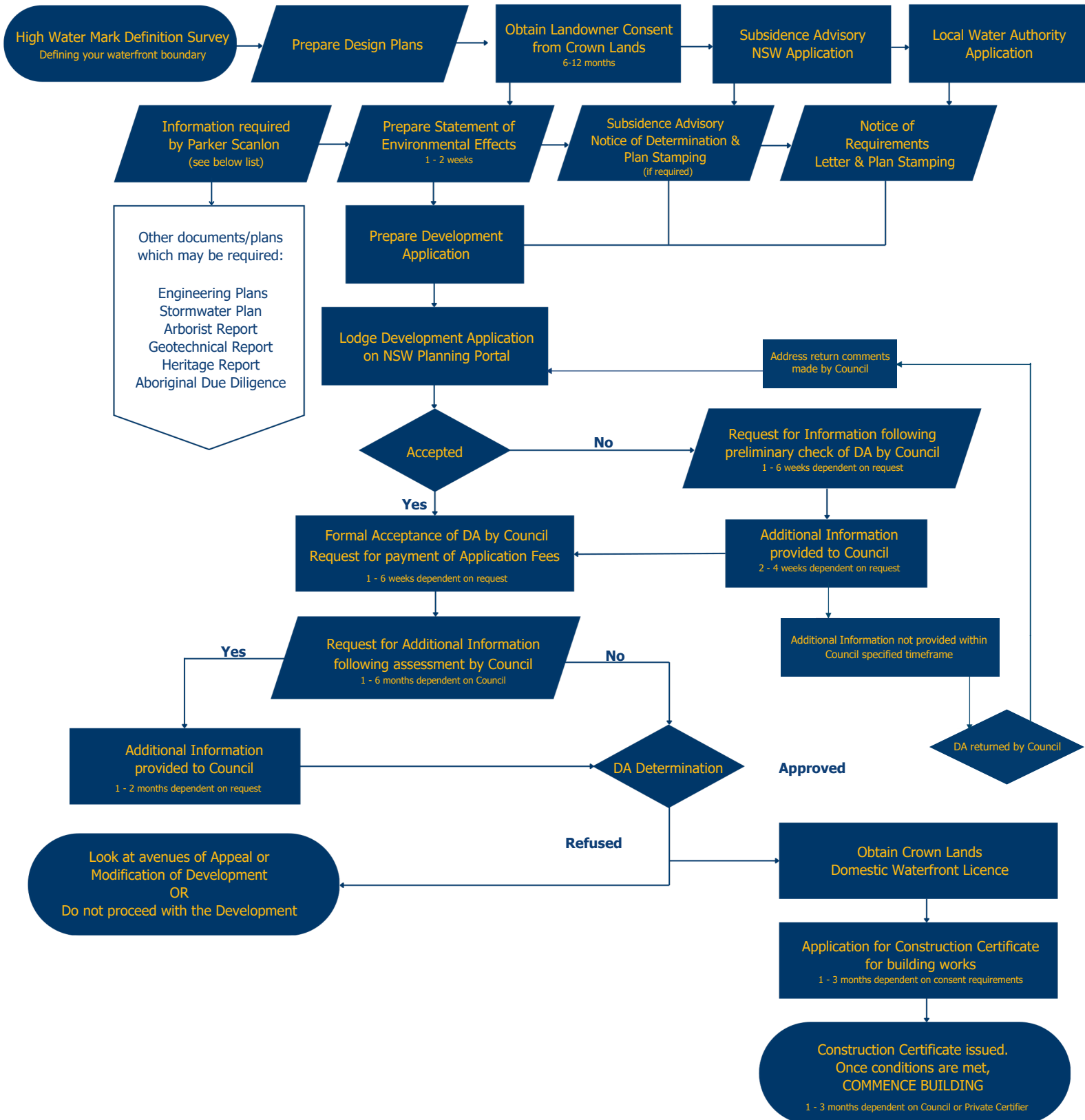
- Documents/plans potentially required:
- Design Plans*
 - Subdivision Plan
 - Flood Study
 - Stormwater Plan
 - BASIX Certificate
 - Landscape Plan
 - Bushfire Report
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 - Arborist Report
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 - Heritage Report
 - Aboriginal Due Diligence Report

*will be required



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Waterfront Development Application Process



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CONTACT

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Tahlia Phillips - Assistant Town Planner

✉ Tahlia.Phillips@parkerscanlon.com.au

PROFILE

JULIE MCKIMM - TOWN PLANNER

Julie is an extremely organised professional, she has over 10 years' experience in statutory planning and over 20 years' experience in project management within the development industry.

Julie has a keen interest in Social Planning and Crime Prevention Through Environmental Design (CPTED).

Julie's research skills, attention to detail and excellent communication skills, ensures every project and report she produces is of the highest standard.

EXPERIENCE

2022 - Present

Town Planner - Parker Scanlon

2019 - 2021

Town Planner - HDB Town Planning & Design

2015 - 2019

Town Planner - Plan Vision Australia

2005 - 2014

Draftsperson/Project Manager - ACM Landmark



JULIE MCKIMM

PROFILE

TAHLIA PHILLIPS - ASSISTANT TOWN PLANNER

Tahlia is a Master of Architecture graduate, she possesses a strong foundation in design principles, coupled with a keen interest in Town Planning and urban development.

With an academic background that enables her to assess design proposals through both a creative and legislative lens, Tahlia is skilled in reviewing design plans with a focus on compliance with local regulations.

Tahlia enjoys working closely with clients and sub-consultants to achieve their development goals. With a passion for creating sustainable, well-planned environments, she is committed to contributing to projects that balance innovation with regulatory frameworks.

EXPERIENCE

2024 - Current

Assistant Town Planner - Parker Scanlon



TAHLIA PHILLIPS

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TOWN PLANNING SUB-CONSULTANTS

Collaborating with sub-consultants is one of our strengths and is an integral part of delivering comprehensive and high-quality Town Planning solutions. By working with specialised experts, we ensure that every aspect of a project is managed; whether it involves bushfire risk assessment, flood studies, heritage or archaeology assessments, ecological impact assessments, or landscape and arborist advice, you can be assured it is handled with care and efficiency.

Our long-standing partnerships with various sub-consultants facilitate seamless communication throughout the entire planning process, allowing us to tailor our project management services to your specific development proposal.

No matter what sub-consultants your project requires, we can handle the entire process on your behalf and integrate their expert insights with our Town Planning expertise to create successful, well-balanced developments. Early collaboration ensures a streamlined workflow, allowing us to anticipate challenges, optimise the design, and maintain project timelines, whilst meeting all regulatory and environmental requirements.