

Testimonials

Wentworth Community Housing

Following recent government funding and upcoming transfer of title of housing stock, I went about obtaining town planning advice to ensure that I better understood the development and project planning framework associated with new housing construction, including utilisation of **the** provisions in the Affordable Rental Housing SEPP. After contacting Creative Planning Solutions (CPS), I soon met with Ben Tesoriero, co-director of CPS, who came out to our office and clearly explained the provisions of the Affordable Rental Housing SEPP 2009 and provided advice on strategic planning matters that will soon need to be considered by community housing associations, such as the role of town planning in asset management planning and acquisition and disposal analysis.

Throughout CPS's engagement, I have found their knowledge of the planning issues relating to all aspects of community housing to be of a professional standard, and am now confident on the way forward for Wentworth Community Housing.

I look forward to utilising CPS's planning services again in the near future and recommend their services to other community housing groups.

Michael McCosker, Asset Manager - Wentworth Community Housing
Ph: 4731 5851 ext 111 | michaelm@wentworth.org.au

Department of Ageing, Disability and Home Care (ADHC)

Creative Planning Solutions (CPS) have undertaken numerous projects with, Ageing, Disability and Home Care (ADHC) NSW Department of Human Services as part of the delivery of the capital works for the *Stronger Together 1* program and other social/community housing programs. CPS continues to also work closely with other service providers involved in the delivery of this program such as the State Property Authority, Landcom, Public Works and NSW Housing. The types of work undertaken for, and on behalf of ADHC and other service providers have included:

- Due diligence reporting, for over 100 prospective acquisitions & modifications, including initiating and coordinating the delivery of due diligence reviews by subcontractors, reducing ADHC exposure by ensuring hazards and risks are identified and resolved prior to acquisition
- Preparation of Pre-Purchase Planning Reports to determine suitability of the subject site for intended Group Home developments. The reports involved a site inspection and identified:
 - site features and characteristics;
 - environmental constraints and hazards;
 - planning issues by a review of the Section 149 (2) & (5) certificates, Certificate of Title, Deposited Plan and encumbrances;
 - detailing additional specialist reports that would be required to inform the purchase, i.e. bush fire, flooding assessments;
 - the relevant planning control framework, design requirements and the development approval path

- Preparation of a concept design overlays for intended group home developments to demonstrate development options could be achieved onsite.
- Provision of strategic planning/design guidance regarding NSW planning legislation such as the *Environmental Planning and Assessment Act and Regulations, State Environmental Planning Policies (i.e. Affordable Rental Housing SEPP)* and other strategic planning policies and guidelines
- Advice on concept design and architectural input of residential developments to ensure optimal development outcomes for ADHC clients
- Asset management planning advice to ensure planning outcomes are understood and advice is incorporated early in projects
- Assist with the consultation of neighbours and council to ensure any concerns are addressed as part of the group home design process.
- As part of the ADHC assessment planner panel ensure that ADHC's statutory obligations are met by undertaking rigorous and timely planning assessments for group home developments under part 5 of the EP&A Act.

Please contact Nathan Wort, Manager Development and Compliance by telephone on (02) 9300 3823 or by email to Nathan.Wort@dadhc.nsw.gov.au to reference any of the above work undertaken for ADHC.

