

Welcome

Welcome to the second edition of our ADW Johnson newsletter, and thank you to all those people who commented on our first edition. It was gratifying to know that so many of you took the time to read more about who we are and what we are doing. Two of the more consistent comments received were "I didn't realise the firm was so large", and "I didn't realise that you offered so many services". We have taken that as an indication that we need to keep putting that message out there.

While we have always believed that doing a great job for our clients will ensure continued success, we have now also come to realise that our clients - both current and future - need to be aware of the full range of services we offer. With that in mind, we would invite you take a look at our website, www.adwjohnson.com.au which is constantly evolving and being updated.

The firm continues to expand, and accordingly, so too do our premises. We have now finalised the extensions to our Warners Bay office, and are now considering options for similar extensions to our Tuggerah premises. We are proud to think that a local firm continues to offer employment to now over 90 locals, with the bulk of that work being carried out in the Central Coast and Hunter region.

Our work is not only centred on local areas though, and we have been actively working with our clients on some of the largest residential and commercial developments in the Sydney area, some of which are reviewed in this edition.

Once again, this newsletter has been put together entirely by our own staff, many of whom have been keen to take the opportunity to showcase the developments which they have contributed to; and some who just wanted the chance to mention that they have recently graduated with Honours, or to say how well they did in a recent "Tough Bloke" challenge.

We hope that you will take the time to read through this newsletter, and see the exciting projects we have been fortunate enough to be involved in, and get an idea of who we are.

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Did you know ADW Johnson employ certified practising planners? For more information, call Planning Team Leader Sandra Hutton.



Local Government Procurement

ADW Johnson is an approved Local Government Procurement contractor for engineering, planning, surveying, and development consulting services. Local Councils can engage ADW Johnson for our approved range of services secure in the knowledge that we have already met (and in most cases exceeded) each Council's requirements in relation to deliverables, qualifications of staff, experience, quality control, insurances and performance monitoring.



RECENT PROJECTS

ADW Johnson's customised approach to project delivery has seen the company complete over 5,000 successful projects over the last 40 years. Our portfolio has included individual or small business projects to developments valued at over \$100 million. A selection of recent projects includes the following:

ALDI Warehouse & Distribution Centre

Project Manager: Kristy Clifford

ADW Johnson were the Town Planning consultants on the project, and were also responsible for managing the approvals stage of the Development, including liaising with the NSW Department of Planning and Infrastructure, and Newcastle City Council. Key issues addressed within the Environmental Assessment include architectural design and visual considerations, traffic and parking, stormwater management, infrastructure and services, noise and vibration, waste management, construction impacts and management, air quality, and bushfire.



Endeavour House, Coogee

Project Manager: Nathan Delaney

Endeavour House is a 141 lot Torrens Title residential subdivision in Moverly Road, South Coogee, developed by Mirvac Projects. The site was formerly used for housing of Department of Defence personnel. The project included the demolition of all of the existing buildings and infrastructure, bulk earthworks for the entire site, roads, drainage, sewer reticulation, water reticulation, services, and the construction of the 141 dwellings. The site had many challenges which were carefully worked through with the client to achieve the best possible outcome.

Some of these constraints included the legal overland flow route for the entire site being blocked by an existing dwelling, buried drainage pipes from upstream properties discharging to the site, many hidden buried services and pipes that were uncovered during earthworks, large existing retaining walls, downstream sewer capacity issues, and large falls across the site. All of these constraints were overcome with a safe and practical design that balanced cut to fill while safely removing stormwater from the development to the downstream drainage infrastructure. All of the civil works are now complete, and the first stage residents have begun moving into their new homes.



Koolewong Marina, Brisbane Waters

Project Managers: Adam Crampton & Stephanie Van Dissel

ADW Johnson have recently lodged the Environmental Assessment for the Koolewong Marina on behalf of Gemsted P/L. ADW Johnson assisted Cardno to design the unique "floating marina" to be sensitive to the nearby ecologically endangered sea grass community. The proposal will provide northern Brisbane Waters with its second deep berthing marina, a facility which is sorely needed in the area considering the 29 berth marina at Gosford Sailing Club is fully occupied.



RECENT PROJECTS cont'd

New Court House, Armidale

Project Manager: Tim Shelley

ADW Johnson were recently engaged by Suters Architects to undertake the planning tasks associated with lodgement of a Crown DA for a regional Court house in Armidale on behalf of Department of Justice and Attorney General. The project has a value of approximately \$11 million and involves construction of a new two storey 3000 square metre Court house in Moore Street, Armidale to replace the existing heritage listed Court house. The application was lodged with Armidale Council in late April 2011 and was recently approved by the Joint Regional Planning Panel. The quick turnaround time was due to the cooperation between the Project Manager



Thinc Projects, Suters Architects, ADW Johnson and Armidale Council, who provided excellent pre-lodgement advice, an efficient assessment of the application and quick turnaround of draft conditions.

Ausgrid - Avoca to Woy Woy

Project Managers: Anthony Oliver & Scott Lord

ADW Johnson were contracted by Ausgrid to locate both ground and pole data along the proposed 15 kilometre route. Ausgrid is investing approximately \$30 million on the upgrade of the current network and another \$20 million to establish a new 66kV/11kV zone substation at Empire Bay. The new network will improve supply capacity and reliability for over 6000 residents and businesses, to a region whose demand has increased by an average 5.7% pa since 2007. ADW Johnson, in close consultation with Ausgrid have since July 2009, performed detailed surveys, cadastral definition, easement creation, setout of new network pole locations and night work service locating. Further to these standard services, ADW Johnson have marked out Protected Vegetation areas on an environmentally sensitive Empire Bay Zone Substation site. On a \$50 million project which has been 2 years in the making, ADW Johnson has performed a wide range of survey services to ensure deadlines were met whilst delivering a professional product and service to Ausgrid.



ADW Johnson are Proud Supporters

Compass Housing:

ADW Johnson is currently working with Compass Housing on their "Envirobuild" project. Compass Housing is a local affordable housing provider, providing affordable housing throughout Newcastle and the Central Coast. The Envirobuild project comprises a project team including Newcastle University, Bunnings Warehouse, Harvey Norman, Westpac and CSR along with ADW Johnson. Our involvement has been to provide town planning services and project management for the Envirobuild Project at Canton Beach.

Salvation Army:

ADW Johnson is continuing its work with the Salvation Army. We have previously had great success in gaining development consent for a Drug Rehabilitation Facility at Dooralong Valley, and are currently providing planning advice in relation to other sites and potential projects. Our assistance will help the Salvation Army to continue to provide the wide range of services they currently offer in an attempt to address many of Australia's social problems.

RECENT PROJECTS cont'd



Karuah East Quarry

Project Managers: Craig Marler & Mat Radnidge

This project involves the development of a hard rock quarry approximately 3km north of Karuah on the Pacific Highway. The proposal is a Part 3A Major Project and ADW Johnson are currently preparing a Part 3A Project Application to the NSW Department of Planning and Infrastructure. The Karuah East Quarry project will involve the extraction of up to 1.5 million tonnes of andesite material per year (from a total resource exceeding 5 million tonnes), which is a material suited to a wide range of uses including production of aggregate and road base. The proposed infrastructure at the quarry includes office buildings, workshops, a crushing plant, a wash plant, and product storage areas. Access to the quarry will occur via private and public roads from the Branch Lane exit of the Pacific Highway.

ADW Johnson are in the process of arranging finalisation of numerous specialist consultants studies so that the Project Application can be completed. The studies include noise, blasting & vibration; air quality; traffic; surface and groundwater; flora and fauna; aboriginal archaeology; soils and geotechnical; visual impact; waste management and quarry closure & rehabilitation.

What has happened to Part 3A?

In May 2011, the Minister announced transitional arrangements pending the repeal of Part 3A of the EP&A Act; the predominant effect being the revocation of the Part 3A status for a number of residential, commercial, retail and coastal projects and the handing of these back to Councils. Since then the NSW Government has introduced a Bill to repeal Part 3A and establish two separate assessment frameworks for either State Significant Infrastructure (SSI) or State Significant Development (SSD) being assessed by the Department of Planning and Infrastructure. Should the Bill be passed by the Parliament, a new SEPP will be created providing additional detail on the classes and thresholds for development to be considered as State Significant and will essentially halve the number of proposals dealt with by the State. State Significant Sites (SSS) have been largely transferred from the existing Major Development SEPP, with others able to be added should their strategic importance to the State be genuine. Under the SSD system, proponents will require an Environmental Impact Statement (EIS) and unlike the Part 3A system, development standards in council LEPs such as height and floor space ratio will have to be considered; however DCP controls will be exempt.

If you would like to know about the potential implications of the above, please contact an ADW Johnson planner to discuss.

Wyong Shire Council Preferred Supplier:

ADW Johnson has been accepted as a pre-qualified supplier to undertake works for Wyong Shire Council. This includes services related to the disciplines of Surveying, Engineering and Town Planning.

Council staff can find ADW Johnson identified on Council's intranet service as a pre-qualified provider for Council controlled projects which do not require the approval of the Council. This qualification streamlines the process for Council staff to engage ADW Johnson for professional services on a sub-contract basis.

ADW Johnsons comprehensive Quality Assurance and Occupational Health & Safety Systems have been recognised as meeting Council's stringent requirements. For further information, please contact Anthony Oliver on (02) 43054300.

Draft Local Environmental Plans Update

Do you know what draft LEPs mean for your sites or projects?

Many Councils are progressing new LGA wide Local Environmental Plans to comply with the standard template requirements. ADW Johnson planners are tracking the proposed changes which can have significant implications for development projects. Changes to land use definitions, land use zones, permissible/prohibited uses and compulsory mapping layers add to the complexity.

If you would like to know about the potential implications, please contact an ADW Johnson planner to discuss.

RECENT PROJECTS cont'd

Glengara & Forresters Glen Retirement Villages

Project Managers: Brian McGregor, Lachlan McRae & Tim Shelley

Construction of the civil works on the next stages of units at the Glengara and Forresters Beach Retirement Villages on the Central Coast is nearing completion. Brian McGregor and Lachlan McRae have been responsible for the design and project management of the civil works, which are being undertaken by Bolte Civil on behalf of our client, Meridien. Brian and Lachlan are also working in close liaison with Masterton Homes, who are now undertaking construction of the units.



The civil component has involved extensive earthworks and construction of retaining walls to achieve the required gradients under SEPP Seniors Living, as well as internal roads, services and stormwater, all of which were designed by ADW Johnson. Brian and Lachlan have worked well with Wyong Council, the client and the various contractors to overcome a number of challenges posed by the site, particularly the extent of slope and the existence of uncontrolled fill, plus a range of additional issues including the installation of services within narrow corridors around very tight building footprints. This aspect was made even more difficult due to extremely limited details of the existing services in earlier stages. All civil works are now essentially complete, with the retaining walls in particular finished to an extremely high standard of presentation in keeping with the standard of the village as a whole.

Likewise, civil works are also nearing completion at Forresters Beach. Whilst this site is much flatter and has posed less issues than Glengara, Brian and Lachlan have nonetheless liaised efficiently with Bolte Civil and Masterton to allow civil works to be undertaken concurrently with dwelling construction. As a result, a number of display units have been able to be completed, with the remainder to follow shortly. Brian has also been working with Meridien and local architects, Andrews Neil, on the design of the \$5 million community centre which is to be constructed out over the edge of the dam within the current stages of the development. Brian prepared civil drawings for this project, along with a flooding report and stormwater management strategy.



ADW Johnson are proud to have been involved with each of these projects on behalf of Meridien and we pass on our congratulations to Meridien in anticipation of their upcoming completion. We look forward to working with Meridien on their future stages.

Mapping Services

We continue to explore and expand our 3D visualization capabilities and have recent undertaken a number of cost effective examples utilizing web-based mapping software. In one case, various layers of site constraints being significant vegetation, steep slopes, flood affected lands within an urban investigation area were mapped in AutoCAD, then overlaid into GoogleEarth. Utilizing GoogleEarth's 3D terrain modeling, the viewer can then easily see the broad extent of those constraints and remaining net developable area within the immediate and broader landscape. GoogleEarth allows 3D visual analysis from different perspectives and a recorded 'fly through' for easy presentation.

In other examples, similar techniques were used to map one client's various sites across a Local Government Area, and another client's across several Council areas.

RECENT NEWS

Tough Bloke Challenge

This year, ADW Johnson offered all staff the opportunity to participate in the "Tough Bloke Challenge". Contrary to the name, the event is also open to females in the "Tough Chick" category plus age categories. The event combines an off road running event with the challenges of cross-country running, man made and natural obstacles, water crossings, mud and some unexpected surprises.

Eight (8) staff members valiantly threw their bodies on the line in an effort to find out who was the toughest bloke on the day. All eight (8) managed to finish the challenge with Matt Owen and Anthony Oliver doing the best in their age categories.

Name	Time	Overall Place in Category	Overall Place in whole event
Matt Owen	47:33	90/607	385/3161
Stuart Baverstock	51:50	208/650	653/3161
Ian Brown	52:00	170/607	668/3161
Anthony Oliver	54:39	58/196	860/3161
Lincoln Gibbs	56:57	325/650	1033/3161
Hugh Williams	1:00:45	387/650	1291/3161
Jaxon O'Shea	1:01:47 10min penalty	345/607	1357/3161
'Darth Vader' McGregor	1:23:32	596/650	2422/3161



For additional photos, see "Working with ADW Johnson" on our website.

Our staff are now gearing up for their next challenge, Valley Stampede in November!

ADWJ NEW STAFF

ADW Johnson has welcomed some new starters since November 2010 across diverse disciplines.

Brett Williams	Registered Surveyor	Central Coast
Stephanie Van Dissel	Town Planner	Central Coast
Jenny Roberts	Economics	Hunter
Chris Mallyon	Graduate Surveyor	Central Coast
Andrew Drummond	Survey Technician	Central Coast
Will Quihampton	Undergraduate Surveyor	Hunter
Gail Hall	CAD Draftsperson	Central Coast
Clint O'Meley	CAD Draftsperson	Hunter
Liz Foster	Reception	Central Coast
John Meggitt	Town Planner	Hunter
Malcolm Crain	CAD Draftsperson	Hunter
Luke Ward	CAD Draftsperson	Hunter
Chantal Rawson	Reception	Hunter

Client Congratulations Rose Group - Catherine Hill Bay

In June 2011, Rose Group achieved project approval from NSW Department of Planning and Infrastructure for Catherine Hill Bay and Gwandalan residential development - having a combined total of over 700 lots. Our company has been working with Rosecorp since 2002, providing project management, planning, engineering, infrastructure design and surveying over this time. The approval of the development this year has overcome many significant issues including active opposition groups and a Court appeal which controversially withdrew the previous project approval that was issued to Rose Group.

ADW Johnson is continuing with the consent management, infrastructure design, engineering and surveying roles as the project moves into the delivery phase. Congratulations to Rose Group and we look forward to continue working with Rose to deliver a quality result on this regionally significant residential development.

Congratulations to our Graduates:

Ben Everitt	Bachelor in Engineering (Civil) – First Class Honours
Jaxon O'Shea	Bachelor in Engineering (Civil) – Honours
Zac Smurthwaite	Bachelor in Urban & Regional Planning
Lucinda de Wilde	Graduate Diploma in Urban & Regional Planning & Bachelor of Science