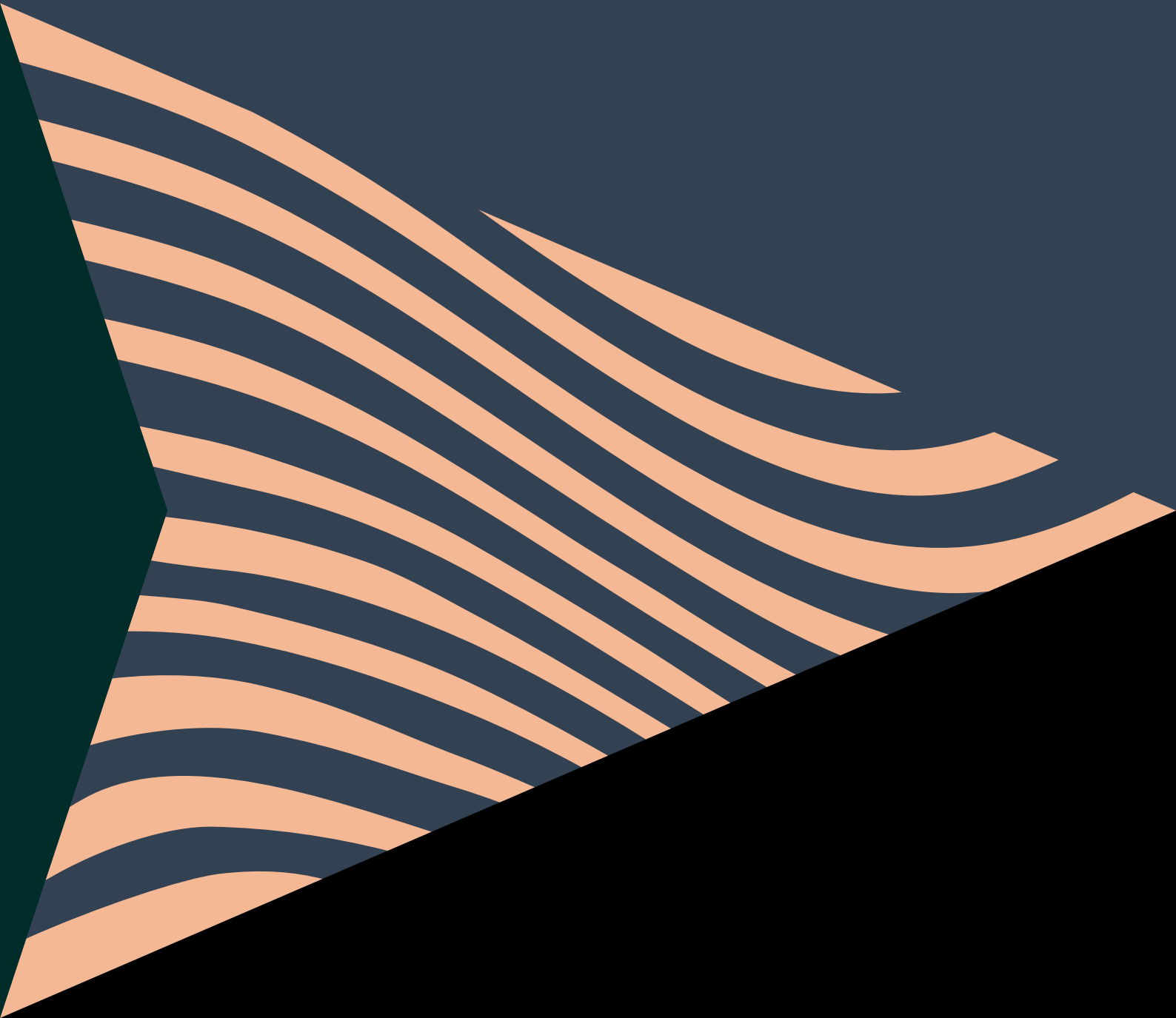




A Different City

**Navigating the
cities of tomorrow.**





Navigating the cities of tomorrow.

Cities are built to respond to human need and deliver prosperity. Rapid technological and environmental change is having an unprecedented impact on our cities, society and businesses. Developers and decision makers need to anticipate and respond to these challenges. We are ahead of the curve.

What is A Different City?

A Different City is a key partner and project leader. We are property development experts with technical expertise in urban planning, design and placemaking, communications and development approval strategy.

We provide key advice on project acquisition, design development and planning approval.

We look at projects, planning and the complex problems faced by our cities differently and tailor responses that create value and deliver prosperity for all.

Differently...?

We understand the full development lifecycle and how to deliver commercial outcomes for projects and provide a legacy. We know decisions made in planning and design have the greatest impact on project returns and are fundamental to success.

We dissect and leverage policy. We use vision, insight and innovation to gain approval. We seek investment and take on risk. This sets us apart from other managers and consultants.

Agents of change...

We work with developers, landowners, government agencies and private stakeholders to assist in realising the physical and economic potential of land.

We have extensive experience with State and local Government that enable us to advocate, negotiate, leverage ideas and expedite approvals with confidence.

Approach...

We establish the project fundamentals and benchmarks at the start of a project. We then tailor a project development and approval strategy to address the anticipated challenges, overcome hurdles and curate value, led by design, to achieve targeted outcomes.

We are passionate and only take on roles we are invested in. We have a close network of likeminded industry experts that we can draw upon to tailor project teams to meet specific project requirements and exceed expectation.

Values...

We value genuine personal relationships. We are independent and authentic. Our integrity is critical in establishing working relationships with our partners and key decision makers. We believe successful commercial outcomes are built upon vision, innovation and good planning.

A Different City
info@adifferentcity.com.au
+61 402 257 709

Level 2, 52 Albert Road
South Melbourne
Victoria, 3205



Scope of service...

Our experience ranges residential housing; mixed use development; land subdivision; greenfield master-planning; central city development; retirement living; commercial / industrial development; major retail and shopping centres; community building and tourism.

Our service is delivered through an integrated approach to design, planning and development:

Design

We create a marketable project vision through form, function and systems to maximise yield, liveability and legacy, whilst minimising cost outcomes

- Site evaluation, context & development potential analysis.
- Project visioning, innovation exploration and placemaking
- Design development scoping and concept planning
- Yield studies and concept modelling
- Urban design / master-planning advice and documentation
- Landscape design / master-planning advice, scoping and documentation

Planning

We engage astute planning strategies that leverage our relationships, innovate, achieve best practice and maximise revenue outcomes

- Planning due diligence & analysis
- Strategic & statutory planning advice
- Development approval (permits & rezoning) strategy & project management
- Development approval (permits & rezoning) programming
- Planning approval reporting, documentation & facilitation
- Government advocacy, influence, strategy and negotiations
- Communications and stakeholder engagement strategy / negotiation
- Independent expert witness for VCAT & Panel

Development

We have a full project lifecycle understanding. We input and analyse project feasibility, market triggers, return drivers and investment

- Acquisition and site identification
- Feasibility input and analysis
- Capital structuring consideration and advice
- Land use optimisation and yield analysis
- Development programming
- Market analysis and advice
- Business case and reporting

We have vision & insight which sets us apart.

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