

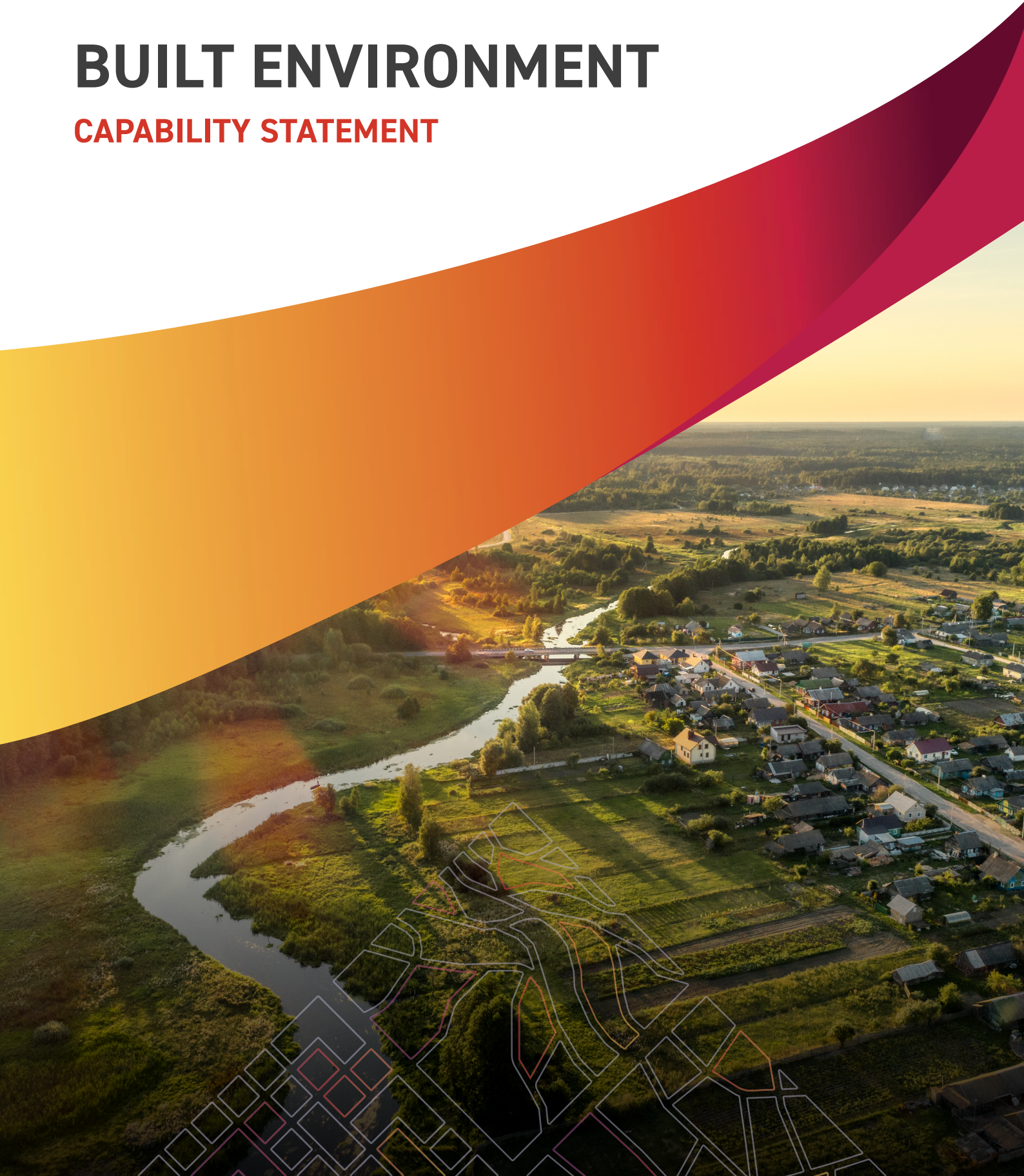


PLAN / DESIGN / DELIVER

**Premise**

# **BUILT ENVIRONMENT**

**CAPABILITY STATEMENT**





# INTRODUCTION

Premise is a full-service multidisciplinary consultancy that provides tailored solutions across various sectors including Built Environment, Water, Environmental & Renewables, and Transport.

Our diverse skills and experience, coupled with our collective drive and determination, has created an energetic culture of thought leaders focused on providing greater outcomes within both public and private arenas. We are committed to providing unparalleled leading-edge capability and solutions to our clients, delivered with a local, regional and personalised touch.

Above all we strive to exceed our clients' expectations each and every day.

# LOCATIONS

We have over 200 people in the following locations:

## NEW SOUTH WALES

- > Albury
- > Dubbo
- > Goulburn
- > Orange
- > Oran Park
- > Wagga Wagga

## QUEENSLAND

- > Brisbane
- > Mackay
- > Rockhampton
- > Sunshine Coast
- > Townsville

## WESTERN AUSTRALIA

- > Perth

## PAPUA NEW GUINEA

- > Port Moresby



# PHILOSOPHY

Premise is committed to going above and beyond to plan, build and deliver innovative projects informed by expertise, an ethical framework, strong relationships, and a commitment to creating valued places and vibrant communities.

Premise strives to exceed expectations in every area. For our clients and communities. Every aspect of our work is informed by an ethical framework. We want to enrich the communities where we work and leave the world a better place. A greater place.

Together, we are more than the sum of our parts. Our collective expertise and shared drive allow us to deliver greater outcomes.

**We are Premise.**

**Our vision is to lead the creation  
of valued places, communities and  
environments.**



# OUR CAPABILITIES

Premise offers extensive knowledge relating to all facets of the 'Built Environment'. We have successfully contributed our skillsets to multifaceted designs and solutions; optimising the opportunity for innovation without compromise. Specialising in engineering, surveying, planning and architecture respectively.

We are equipped to assist our clients with 'end-to-end' services and can proactively respond to local variables, external utility provisions and approval processes. Our team of experts use advanced time management systems, to ensure that multistage projects are delivered effectively. We also understand the importance of integrating civil engineering works with the built form, for truly successful urban development projects. Premise acknowledges our responsibility as a member of the engineering and scientific industries in such a rich and diverse physical environment and our important role within regional Queensland.

As a local business, we are committed to reaching sustainable environmental solutions with our services, as well as promoting sustainable solutions within our corporate practices. Our processes for multi-stage land development ensures that we meet delivery targets from concept designs through to completion of construction. These processes take into account important local variables, utility provisions by others and approval processes. Our clients are still our number one focus and our business has experienced growth and success because of the effective partnerships we have developed with our clients over the years. With our depth of knowledge of the development process, it is within this sector where we specialise in all facets of property. From two lot urban subdivisions and 10,000+ lot masterplanned residential communities, to inner-city apartment developments, 5,000m2 shopping centre expansions, industrial, retail and public sector developments including schools and hospitals.

We understand the importance of expertise in large and evolving industries, and are able to offer innovative solutions without sacrifice of personalised attention.

# OUR SERVICES

## ENGINEERING

As engineers and interdisciplinary professionals, Premise has the size to offer integrated and innovative solutions, whilst maintaining personalised relationships with our clients. We have extensive expertise in engineering projects, be it civil, structural, environmental, mechanical, electrical, traffic or water.

## SURVEYING

Our integrated team approach allows innovative and creative efficiencies resulting in cost effective outcomes for our clients. Our surveyors undertake all aspects of land surveying projects using advanced technology including Robotic Total Stations, GPS field systems and 3D laser scanner.

Our full suite of comprehensive property services, ensure complete project success and delivery of desired outcomes, achieved through:

### Management

- > Development Management
- > Project Management

### Planning

- > Initial Site Assessment and Concept Design
- > Rezoning and Development Applications
- > Town Planning Assessments, Negotiations and Approvals
- > Local and State Government Approvals

### Surveying

- > Land Titling Investigation and Advice
- > Site Detail and Topographic Survey
- > Construction Surveys
- > Subdivision Survey including Strata and
- > Community Schemes

## PLANNING

We provide unique solutions tailored to our clients needs across multiple areas including use, development, control and maintenance. We offer detailed direction and ongoing project guidance throughout a planning phase until all outlined goals have been successfully achieved.

## ARCHITECTURE

Premise Architecture provides a wide range of architectural services for private, commercial, institutional and government clients. We have experience in a broad range of building types with a focus on regional projects.

### Design

- > Complete Design Services
- > Innovative Integrated Design
- > Comprehensive Budgets
- > Contract Environment Assessments
- > Administration
- > Peer Reviews
- > Risk Allocations And Contingencies

### Delivery

- > Construction Supervision
- > Contract Management



# QUEENSLAND

## Case Studies

### JEZZINE BARRACKS REDEVELOPMENT COMMUNITY TRUST & TOWNSVILLE CITY COUNCIL

Townsville, QLD

The Jezzine Barracks Redevelopment is an example of a highly polished and well-integrated regional parkland that combines stormwater management infrastructure and received the Excellence in Infrastructure Award from Stormwater Queensland. The project required thoughtful consideration concerning flooding, drainage, usability, water quality, heritage stormwater features, aesthetics, and a sense of place.

Our services extended from civil design of roads and drainage, water and sewer, pathways and bioretention basins; to structural design of retaining walls, concrete elements, and interpretive art. Premise played an integral part in the successful delivery of this world-class recreational area. The \$40 million parkland development is a strategic extension to the former Strand redevelopment, providing a pedestrian link between the Strand and the Rowes Bay foreshore. This iconic project provides a true destination for the wider community and encapsulates both the cultural and military heritage of the region. Winner, Stormwater Queensland Excellence in Infrastructure Award.

### FITZGIBBON CHASE ECONOMIC DEVELOPMENT (FORMERLY ULDA)

Brisbane, QLD

The award-winning Fitzgibbon Chase was the first development undertaken by the ULDA under a self-certification model. It is a pioneering project that has influenced the way Local Government plans and delivers urban development. Designed as a vibrant, inclusive community, providing residents with a diverse range of high-quality, smartly designed and well-priced homes and living options.

- > 13km's from Brisbane CBD  
*Minutes from public transport, shopping, and other established amenities;*
- > Approximately 1,350 homes, across 20 stages;
- > Set within 122ha natural bushland site.

Premise has been commissioned to undertake civil and structural engineering design and documentation, project coordination, construction certification, project management, and superintendent and contract administration services.

### EVERLEIGH MIRVAC

Greenbank, QLD

Premise has been commissioned to undertake project coordination, civil and structural engineering design and documentation, construction certification, project management, and superintendent and contract administration services. Through clever design and with consideration to sustainability, we challenged ourselves to capture all the water that would be required during the life of the project onsite, with dams and detention basins. Purchasing water can significantly add to the cost of a project and this water-saving initiative is likely to save our client approximately \$4 million across the life of the development.

The Everleigh residential development is a 481 hectare major masterplanned community planned for Logan's south-west growth corridor.

- > 15 Year development;
- > 3,450 Residential homesites  
*Including a primary school, neighbourhood centre, state community health centre, major recreational park and sports park;*
- > 85ha of conservation parkland;
- > Set within the Greater Flagstone Priority Development Area, 30km outside of Brisbane's CBD.

Winner, UDIA QLD Awards for Excellence (2020) Consultants Excellence.



### NORTH SHORE STOCKLAND

Townsville, QLD

Premise have worked on one of North Queensland's largest masterplanned community for over nine years, undertaking an array of services including preliminary design, detailed design, works quantification, cost estimation, and construction works supervision. The \$300 million award-winning development consists of:

- > 5,000 allotments;
- > Shopping centre;
- > Commercial sites;
- > Sporting facilities;
- > 40ha recreational space;
- > Private school; and
- > Cyclone evacuation centre.

Over the next 10 years the development is set to see the addition of a tavern, further retail outlets, a retirement village, and an abundance of public spaces and residential allotments. More than 40 per cent of North Shore has been dedicated to green space, with each home less than 200m from open space, in a bid to encourage residents to make the most of an active and healthy lifestyle.

Winner, UDIA QLD Awards for Excellence (2015) Masterplanned Development.



# QUEENSLAND

## Case Studies cont.

### BLUEWATTLE DEFENSE HOUSING AUSTRALIA

Townsville, QLD

An ongoing project following commencement in 2012, Bluewattle is a 1300 lot residential subdivision, whereby Premise were awarded the civil engineering consultant role for stages 1-24.

The Premise team were responsible for key outcomes across planning, engineering and contract administration and dispute resolution. Specifically these include:

#### Master Planning

- > Infrastructure charge offsets for water supply and sewerage infrastructure;
- > Minimisation of infrastructure costs for roadworks and stormwater drainage infrastructure; and
- > A negotiated agreement with the local Authority providing a clear and well-defined framework for trunk infrastructure requirements and development costs for the life of the development.

#### Traffic Engineering

Road hierarchy advice for the development and intersection/road cross section design. Specific improvements include:

- > Elimination of the need for traffic signals (at Santal Drive, Rasmussen);
- > Improved internal routing for public transport (buses); and
- > Reduced road reserve widths generally, which has improved the development yield.

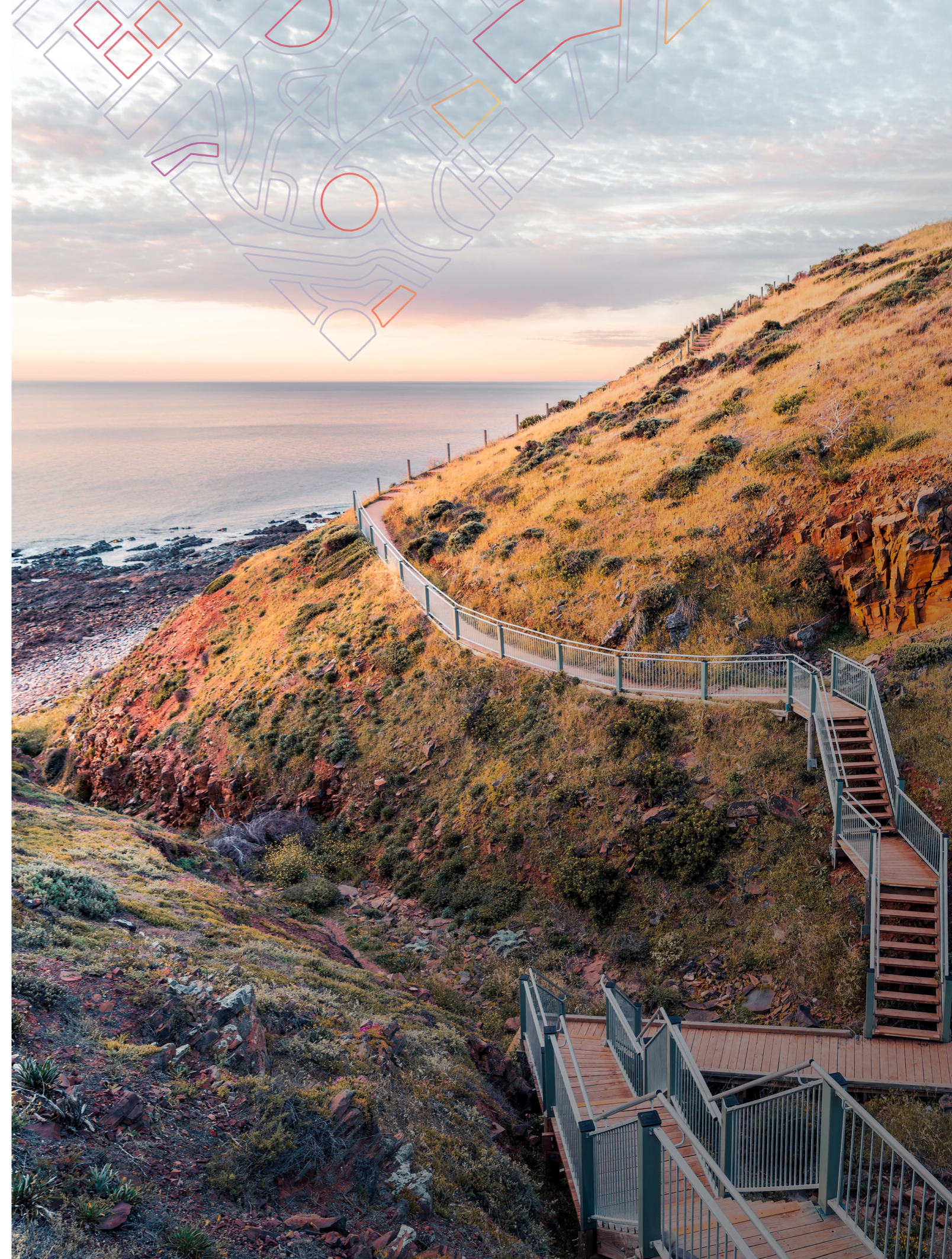
#### Civil Engineering

- > Supply negotiation for imported bulk earthworks; estimating future fill requirements, advice on commercial rates of supply and the suitability of the fill materials;
- > Reduced easement widths for trunk sewers, resulting in increased development yield;
- > Adoption of wetlands for stormwater attenuation and water quality improvements; reducing infrastructure costs and improved environmental amenity from the increase in landscaped open space; and
- > Flood modelling and reduction of earthworks costs and environmental impact.

#### Contract Administration

Providing DHA with sound and reliable contractual support in managing and resolving disputes. Specific advice has included:

- > Successful resolution of a dispute with builder in relation to excavations in imported fill; and
- > Liquidated damages assessment and variations.



# NEW SOUTH WALES

## Case Studies

### SPRING FARM CORNISH GROUP

Camden, NSW

Spring Farm is one of the newer suburbs on the south-western rural-urban interface of the Sydney Metropolitan Area. The natural splendour of the Spring Farm.

Riverside site needed a masterplan to match. The Premise team were the lead Development Managers, Project Managers, Planners, Civil Engineers and Surveyors that assisted in the creation and execution of the plan that delivered the following to the Spring Farm Community:

- > 1400 lots residential lots;
- > 185 hectares of natural reserves;
- > 24km's of bike & walkways  
*Boardwalks through the grasslands, raingardens and wetlands ;*
- > Timber boardwalk across the lake
- > Two viewing platforms;
- > Terraced grassed and paved amphitheatre surrounding the lake;
- > A regional children's playground area coupled with BBQ's, amenities block and picnic areas;
- > An off-leash area for dogs set within the parkland with views across the lake; and
- > 4 sports fields with associated amenities building and car parking.

### RAAF BASE REDEVELOPMENT ANDORRA DEVELOPMENTS

Dubbo, NSW

The former RAAF Base has remained a place of cultural and heritage significance since its use as a stores depot during the Second World War. Consisting of approximately 38 hectare, the base site consists of a variety of 1940s military storage and support buildings, which together formed part of a major logistics supply network employed during the Second World War.

Andorra Developments engaged Premise to provide survey, planning, architectural, civil, structural and environmental engineering services for the site, which had a number of complex issues to address. The project brief has covered all phases of the project so far, providing local advice and supporting specialists through the concept development, rezoning, and DA phases. Premise recently completed design work for the first stage of the development, which will include a major signalised road intersection with the Mitchell Highway, a series of stormwater detention basins and the creation of 14 development lots, most of these being subject to further applications and subdivisions.



### CONDOBOLIN VISITOR INFORMATION CENTRE LACHLAN SHIRE COUNCIL

Condobolin, NSW

A new Visitor Information Centre for the town of Condobolin required creative consideration to accommodate both the information centre facilities, and provide the community with a versatile space for events and functions. Acting as an anchor point for a major highway stop-off, the sophisticated structure models the highly polished standards of Premise.

Our architects provided a complete design and documentation response to the clients brief. Incorporating structural design, landscaping and consideration of the ancillary features required. Premise successfully delivered the \$6.5 million project acting as head design consultant coordinating and directing the input of all project sub-consultants.

### ROSEDALE GARDENS ESTATE REZONING PROJECT Orange, NSW

Premise have been involved with the Rosedale Gardens Estate across it's seven year project period from 2015 to 2021. Undertaking an array of services including town planning, urban design, ecology, Aboriginal heritage, civil engineering, servicing and contamination assessments. The \$350 million project consisted of:

- > Close proximity to Orange CBD;
- > 290ha portion of land;
- > 700 residential allotments  
*Conceptually designed around extensive water features with a northern aspect to promote energy efficiency;*
- > Retention of native ecology and supplementary planting.

Meeting the demand for high-quality residential lots within close proximity to the urban epicentre of Orange, the Rosedale Gardens Estate rezoning project has been a milestone success for Premise as the region seeks to accommodate a growing population.

# WESTERN AUSTRALIA

## Case Studies

### BROOKLANDS DEVELOPMENT PROGRESS DEVELOPMENTS

Henley Brook, WA

Since the Henley Brook LSP development inception, KCTT (Part of Premise) have been heavily involved in the evaluation, planning and design for the area including full transport modeling. A peer review was conducted for quantity and cost estimates of the contribution scheme to be managed by the City of Swan. Subsequently requiring a complete concept design across the entire Henley Brook LSP area.

Now acting as design consultants for approximately 750 lots for various clients, our scope of work includes:

- > Concept design of 20km of road network;
- > Transport modelling;
- > Detailed civil design for over 400 lots;
- > Contract administration  
*Completed for more than 200 lots with a further 200 in tendering process.*

### PEREGRINE ESTATE - PIARA WATERS ZIVALIA

Armadale, WA

KCTT (Part of Premise) have been selected as the civil design consultant for the 200 lot development that is Peregrine Estate. Accessibility and community driven design form the foundations of this development. KCTT (Part of Premise) have provided a range of services including:

- > Detailed geometric road design;
- > Stormwater drainage design;
- > Sewer and water design;
- > Coordination of electrical, telecommunications, gas and landscaping inputs; and
- > Intersection design and roundabout design.

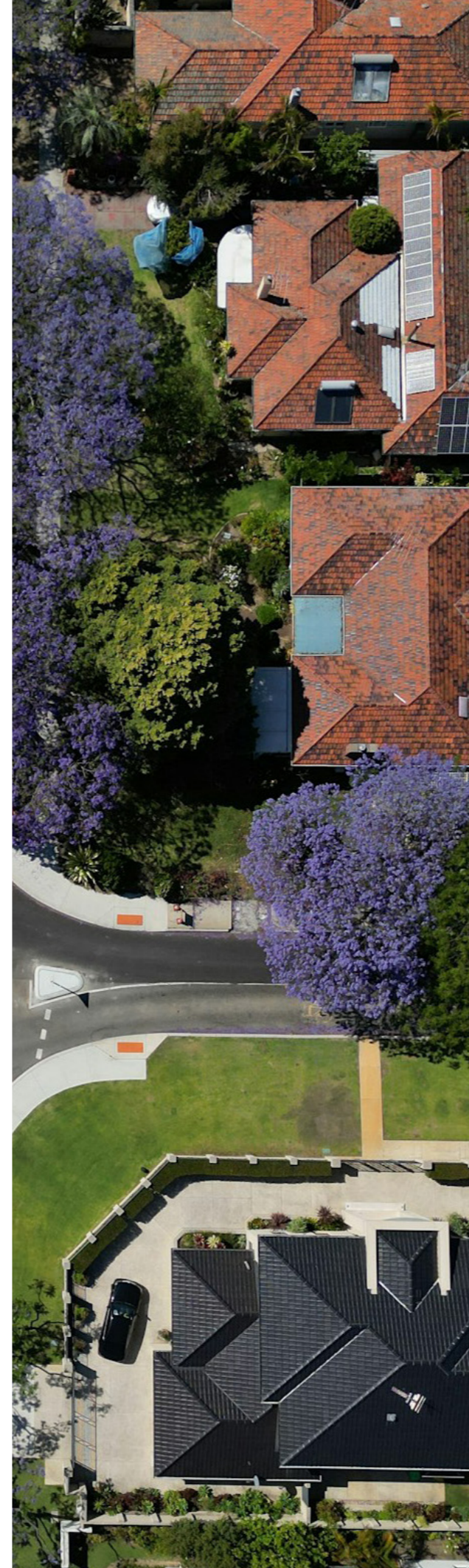
### PEARSALL DEVELOPMENT WESTBURY INVESTMENTS

Pearsall, WA

KCTT (Part of Premise) were engaged by Westbury Investments Pty Ltd to provide Civil Engineering Services for the development of Lot 22 East Road. Included were concept and detailed designs, tender assessment and administration, contract administration and urban water management plan (UWMP) designs.

Completion of design, tendering and construction were carried out by KCTT (Part of Premise) and completed in 2017. Key services provided across the project included but are not limited to:

- > Preliminary Infrastructure Service Reporting and project feasibility estimate;
- > Preparation of UWMP;
- > Design of urban infrastructure  
*Wastewater and storm water disposal and management systems, scheme water supply system, earthworks, road and intersection design;*
- > Consultant and authorities liaison/coordination;
- > Organisation, assessment and award of tender; and
- > Contract management  
*Site inspections, construction contract administration and final inspections.*



# PAPUA NEW GUINEA

## Case Studies

### TNA AIRPORT MALL PAC ARCHITECTS (PNG) LTD

Port Moresby, PNG

TNA Airport Mall is a commercial development that exemplifies both thoughtful architecture and responsive engineering.

Premise was engaged to provide the structural and civil engineering services including schematic design, design development and contract documentation phase services. Premise also provided the complete structural and 3D walk-through models to present the experience of navigation before the first soil was turned.

Completed in early 2018, the \$44 million, 17,000m<sup>2</sup> development comprised of:

- > Split-level design of five and three storey blocks;
- > Internal and external car-parking;
- > Steele bridge connection between buildings;
- > Retaining walls of up to 8m  
*Designs incorporated traditional cantilever, shotcrete and concrete panels with tensioned tie-back anchor wall types.*

### WATER PNG HEAD OFFICE PAC ARCHITECTS (PNG) LTD

Port Moresby, PNG

An example of a well developed and skillfully designed project, the establishment of a new headquarters building for Water PNG saw Premise undertake a multitude of responsibilities across the anticipated timeline.

Our services extended from structural and civil engineering including concept design, design development and contract documentation, to construction stage inspection over a 25 month period.

Completed in May of 2022, the \$32 million, project included:

- > Six level building;
- > Total gross floor area of approximately 7,600m<sup>2</sup>;
- > Traditional reinforced concrete construction with a precast 'Stahlton' flooring system;
- > External car-parking area for 30 vehicles;
- > Small gym and storage buildings;
- > All positioned within a gently sloping site at 4 mile within the National Capital District.



# CONTACT US

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### Orange

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### Oran Park

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## PAPUA NEW GUINEA

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