

PREMISE

# CAPABILITY STATEMENT

PLAN / DESIGN / DELIVER



**Premise**

## WHO IS PREMISE?

**Premise is a full-service multidisciplinary consultancy. We provide tailored solutions across a number of sectors being Built Environment, Water, Environmental & Renewables, and Transport.**

Our company was founded with the aim of offering high-level expertise and personalised attention to clients. We are committed to providing unparalleled leading-edge knowledge 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.

Since our inception, we have provided practical, tailored solutions that have endured and resulted in long-lasting partnerships with clients and suppliers, as well as our staff.

Our strength lies in our regional footprint. We form strong ties with the local communities in which we work, leaving an employee legacy to be proud of. Premise's diverse skills and experience, coupled with our collective drive and determination, has created an energetic culture that focuses on providing improved outcomes in both the public and private arenas.



# LOCATIONS

WE HAVE OVER  
200 PEOPLE IN  
THE FOLLOWING  
LOCATIONS:



## NEW SOUTH WALES

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

## WESTERN AUSTRALIA

- > Perth

## QUEENSLAND

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

## 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.**

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







**“We believe in development that improves quality of life and sustains our environment for future generations.”**

## AREAS OF EXPERTISE

Australia is at the forefront of a period of global economic change. The sectors we serve are influenced by this change and going forward Premise is well geared towards the specific needs of our clients.

Sectors such as Renewables and Built Environment continue to gain strength as we address the current challenges of a new future. In supporting these changes, other areas including Transport and Water face increased demands and require a new range of professional insights and innovation to satisfy the shift in market. At Premise we are proud to offer this diverse range of required skills with our specialist knowledge and experience in both Australia and internationally.

### BUILT ENVIRONMENT

With our team of highly skilled, industry professionals, we boast the expertise to successfully undertake a range of projects to achieve outcomes that are innovative, cost-considerate, and environmentally sustainable, without sacrifice of personalised attention.

**Our specialities exist within:**

- > Engineering
- > Surveying
- > Planning
- > Architecture

### WATER

Our specialist team provides water and wastewater consulting services to diversified clients in government, infrastructure, resources and property development. Clients engage us when they are faced with a water or wastewater problem that requires an innovative solution.

Our extensive knowledge of the factors influencing the water industry allows us to create safe, robust, cost effective and sustainable engineering solutions which meet the future water needs of the community, business, services and industries across Australia and Papua New Guinea.

**Our specialities exist within:**

- > Surface Water & Flood Analysis
- > Water Treatment & Distribution
- > Wastewater Collection Treatment & Recycling

### ENVIRONMENTAL & RENEWABLES

Premise has been continually involved with the Australian resources, energy and environmental sectors throughout our lifespan. Boasting a proven track record in providing leading environmental and engineering services alongside international insights through our strategically placed offices.

**Our specialities exist within:**

- > Environmental Impact Assessment
- > Environmental Monitoring & Compliance
- > Ecology, Archaeology & Heritage
- > Spatial Analysis & Mapping
- > Solar
- > Wind
- > Battery Storage

### TRANSPORT

Premise has an established Roads, Transport and Traffic team with strong capability and experience in Roads Design, Traffic Engineering, Transport Planning, Ports Infrastructure and all related disciplines associated with the planning and design of Transport projects.

**Our specialities exist within:**

- > Traffic Impact Assessment
- > Transport Planning
- > Roads & Highways
- > Port Infrastructure



# BUILT ENVIRONMENT

We excel in delivering urban, rural, commercial and residential development projects on time and within budget.

Premise has extensive knowledge of the development process and has a proven track record when it comes to all facets of property. We are equipped to deliver 360°-service to any and all property development projects. Premise has experience in a range of projects, including two-lot urban subdivisions and 10,000+ lot masterplanned residential communities, 800-unit masterplanned inner-city apartment developments and 5,000m<sup>2</sup> shopping centre expansions - we do it all.

Our standardised processes for multi-stage land development ensure 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. We also understand the importance of integrating civil engineering works with the built form on urban development projects.

We have vast expertise in the areas of:

- > Large-scale masterplanned communities
- > Large and small residential subdivisions
- > Localised infrastructure to service communities and residential estates
- > High-density high-rise apartments
- > Medium-density living projects
- > Low-rise apartments and townhouse complexes
- > Aged care facilities and eco-resort living

## FEATURE PROJECT

**SOUTH LAKES ESTATE**  
**SOUTHLAND DEVELOPMENT + MAAS GROUP**  
Dubbo, NSW

Premise provided planning, surveying and civil engineering services to South Lakes Estate, a 420-lot residential subdivision in Dubbo. The estate features a 10-hectare open space corridor which provides stormwater management and passive recreational opportunities. We worked closely throughout the project with all stakeholders, including the developer, Dubbo City Council, NSW State Government agencies, as well as third-party servicing designers and contractors to ensure the efficient delivery of the subdivision stages.

Premise was responsible for negotiating planning and engineering outcomes, often in challenging circumstances, while maintaining communication channels between all stakeholders to ensure the continuing success of the project.



PREMISE SPECIALISES IN  
**URBAN DEVELOPMENT,  
LAND DEVELOPMENT,  
& PROPERTY.**

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## 360° SERVICE

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## 10,000+ LOTS

MASTERPLANNED  
RESIDENTIAL COMMUNITIES

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## 800 UNITS

MASTERPLANNED  
INNER-CITY APARTMENT

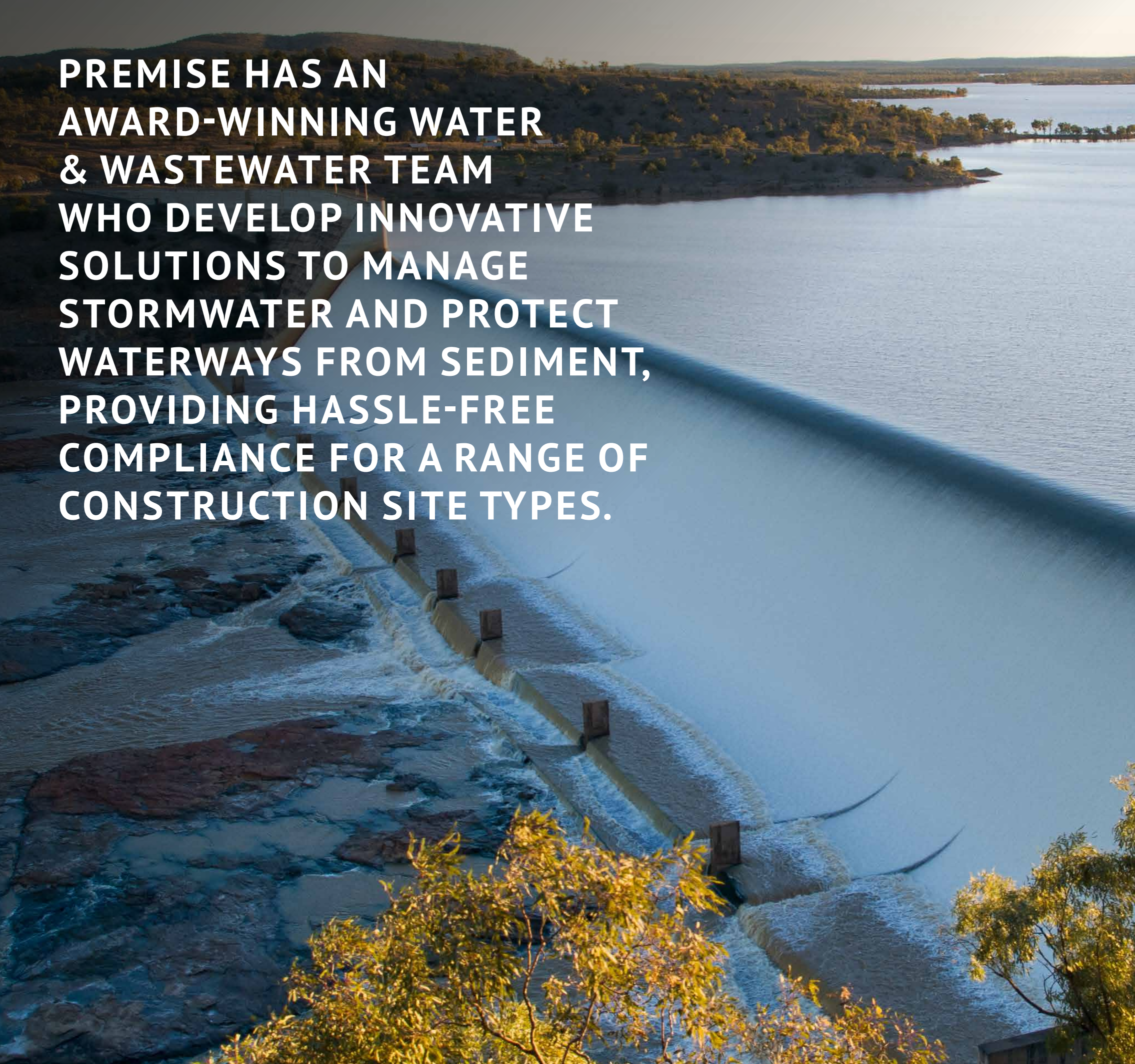
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## 5,000M<sup>2</sup>

SHOPPING CENTRE  
EXPANSIONS

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**PREMISE HAS AN  
AWARD-WINNING WATER  
& WASTEWATER TEAM  
WHO DEVELOP INNOVATIVE  
SOLUTIONS TO MANAGE  
STORMWATER AND PROTECT  
WATERWAYS FROM SEDIMENT,  
PROVIDING HASSLE-FREE  
COMPLIANCE FOR A RANGE OF  
CONSTRUCTION SITE TYPES.**

## **WATER**

**Our clients engage with us when they are faced with a soil, water or wastewater management issue that is difficult to solve or has the potential to be high risk for a project.**

We have significant experience in all contexts of Water & Wastewater projects and can provide robust engineering solutions that over-deliver on longevity and sustainability while maintaining compliance.

### **FEATURE PROJECTS**

#### **A COMPLETE STORMWATER TREATMENT SOLUTION TURBID LTD PTY**

Brisbane, QLD

Turbid has both the in-house expertise and experience to provide government and industry clients with business analysis and the modelling of important projects for the consideration of financiers, equity partners and Treasury at State or Federal level.

**Our extensive experience includes:**

- > Sediment basin coagulant
- > Automatic coagulant dosing systems
- > High-efficiency sediment basin design
- > Monitoring and safety cut-off systems

#### **WATERLEA ESTATE STORMWATER MANAGEMENT STRATEGY RGB SERVICES**

Walloon, QLD

**Winner 2018 Stormwater Association National Award for Excellence in Strategic or Master Planning.**

This site required a solution due to being subjected to significant flooding as a result of large catchments, which in turn contributed to the overland flow to the site. The focus of our work was to provide a solution to manage the stormwater in order to provide relief from downstream flooding while optimising usable land. The award-winning solution that Premise proposed included mitigation options and infrastructure to appropriately manage water quality and quantity. Our engineers developed a hydrodynamic XPSWMM model, which was validated and tested for the contributing catchment extents. These models were then used to develop mitigation strategies to alleviate flooding in the areas already subjected to inundation.

The modelling included a waterway crossing at Karrabin Rosewood Road and a specific upgrade to those culverts.

The development was designed to convey flows with no worsening of flood conditions to surrounding properties.



PREMISE IS EXPERIENCED IN MANAGING AND IMPLEMENTING THE COMPLEXITIES OF RENEWABLE ENERGY PROJECTS, WITH THE EXPERTISE TO SUCCESSFULLY NAVIGATE VARYING CONSTRAINTS PRESENTED BY CHALLENGING SITES.

## ENVIRONMENTAL & RENEWABLES

Our team of multidisciplinary professionals has experience delivering solar and wind projects that incorporate every facet of mid to large-scale renewable energy projects.

### Our services include:

- > Assessments
  - Land use conflict risk
  - Biodiversity development
  - Aboriginal Cultural Heritage
  - Land and soil capability
  - Traffic Impact /Traffic engineering
  - Over-size-over-mass (OSOM) route report
  - Construction, scoping, impact
- > Water cycle management report
- > Hydraulic studies
- > Preparation of all documents and applications
  - Material change of use (MCU) application*
- > Management planning, communication
  - Between the private sector and all levels of Government*
- > State Significant Battery Energy Storage System (BESS)

As always, Premise works in partnership with all stakeholders and communities to ensure a seamless delivery of any project in-line with our core promise to deliver greater than expected outcomes for all.

### FEATURE PROJECT

#### MINE SHUTDOWN PAD AND ACCESS ROADS BILLITON MITSUBISHI ALLIANCE (BMA)

Bowen Basin, QLD

Premise provided detailed engineering design for a proposed dragline shutdown pad, and associated access roads (5km internal access and haul roads and 4.8km external access road including intersection with State Controlled Road) for a Bowen Basin mine to facilitate ongoing mine expansion and future planning.

### Services provided:

- > Traffic Impact Assessment for new access, as well as discussion and negotiation with the Department of Transport and Main Roads regarding the intersection configuration at the State Controlled Road
- > Geotechnical Investigation Brief and management of sub-consultant
- > Concept alignment/location options review
- > Detailed design of Shutdown Pad to suit Marion 8050 Dragline
  - High strength pavement design (900kPa design loading)*
- > Detailed design of internal 'Back Access Road' realignment and external access to State Controlled Road network, including modification of Magazine Pad
- > Detailed design and hydrology checks for several new drainage structures utilising both RCBC and CMP culverts
- > Construction cost estimating

### Key outcomes:

- > Preliminary approval of proposed intersection layout from DTMR
- > Detailed engineering design
  - Provision of 'For Construction' plans and construction cost estimate*



# TRANSPORT

We are experienced in both greenfield and brownfield developments and have a deep understanding of the complex and specific requirements for ports, airports, and long-haul freight infrastructure, both in Australia and internationally.

Premise has both the in-house expertise and experience to provide government and industry clients with business analysis and the modelling of important projects for the consideration of financiers, equity partners and Treasury at State and Federal level.

## Our services include:

- > Traffic impact assessments
- > Road network modelling
- > Transport planning
- > Haulage route analysis
- > Road Safety Audits
- > Road/ rail planning and design
- > Design of bridge and culvert structures
- > Pavement design
- > Hydrologic and hydraulic analysis
- > Flood modelling and stormwater drainage design
- > Environmental impact assessment


## FEATURE PROJECT

### CBD BUS INTERCHANGE TOWNSVILLE CITY COUNCIL Townsville, QLD

The Townsville CBD Bus Interchange project investigated the feasibility of delivering a premium bus facility in the Townsville CBD to act as a focal point for the transit network in Townsville, north Queensland. The objective of this challenging project was for the identification of the most suitable locations and function layout of the facility. Premise provided traffic engineering advice in relation to options engineering a centralised CBD bus terminal. The project has evolved from the early concept planning and feasibility design through to detailed design and documentation.

#### Services provided by the Premise team included preparation of:

- > Concept planning and a feasibility study including traffic engineering
- > Preliminary and detailed design documentation including architectural representations of the project
- > Detailed cost estimates including a P50 and P90
- > Specification and constructability reviews
- > A Road Safety Audit of the project



**PREMISE CAN BRING  
YOUR TRANSPORT  
PROJECT TO FRUITION.  
WE CAN INVESTIGATE,  
ANALYSE, PLAN,  
DESIGN, AND DELIVER  
A RANGE OF PROJECTS  
INCLUDING HIGHWAYS,  
ARTERIALS, LOCAL ROADS,  
GRADE INTERSECTIONS,  
FLYOVERS, BRIDGES,  
RAILWAYS AND TUNNELS.**





## SAFETY

Premise considers safety and incident prevention to be vital to the ultimate success of our organisation's operations and is an integral part of our responsibilities.

Our health and safety systems are in accordance with the requirements for best practice.

Ensuring hazards to health and safety are eliminated or minimised and that residual risk is managed reducing the potential for is embedded in our company DNA.

Premise takes action to meet the requirements of the Work Health and Safety legislation that applies in the jurisdictions where our workers are located. We endeavour to identify hazards associated with our work and as far as is reasonably practicable, manage the associated risks.



## ENVIRONMENTAL, SOCIAL AND GOVERNANCE

Premise maintains a strong commitment to creating lasting value amongst our employees, clients and the communities in which we operate.

Our organisation is committed to conducting business operations in a responsible and sustainable manner. We recognise the importance of addressing Environmental, Social, and Governance (ESG) issues to ensure long-term value creation and benefit to all stakeholders.

A commitment that has been imbued by our company Board and is continually at the forefront of all that we do. Incorporating our environmental expertise and innovation into project outcomes, fostering inclusive and supportive workplace environments and adhering to applicable policies and ethical standards are foundational.





# CONTACT US

## NEW SOUTH WALES

### Albury

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### Dubbo

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### Goulburn

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### Orange

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### Oran Park

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### Wagga Wagga

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## WESTERN AUSTRALIA

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## QUEENSLAND

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### Mackay

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### Rockhampton

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### Sunshine Coast

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## PAPUA NEW GUINEA

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[premise.com.au](http://premise.com.au)

