

CAPABILITY STATEMENT



A RICH HISTORY

North Western Surveys is a talented multi-disciplinary land development consultancy firm skilled in delivering quality results in Surveying, Engineering, Project Management, Superintendency, and Water Servicing Coordination.

Established in 1986, our company has seen significant growth in providing land development solutions across the Sydney Metropolitan as well as surrounding areas from the Hunter/Central Coast Region, Blue Mountains down through to the Southern Highlands and Canberra areas.

North Western Surveys is now considered a market leader in land development consultancy and widely regarded for our knowledge and 'all inclusive' service.

Strategic planning has seen North Western Surveys strengthen from within in recent years, concentrating on offering a solution focused premium service which ensures positive project results.

OUR VALUES

+ Open, Honest
+ Communication

+ Culture Of
+ Accountability

+ Exceed Client
+ Expectation

+ One
+ Team



TONY COTTER

After accumulating a wealth of knowledge in the early years of his career, Tony opened the doors to North Western Surveys from humble origins in 1986. He is now widely regarded as a pioneer in the land development space with extensive experience in civil design, development planning, feasibility and technical advice.



THE LEADERSHIP TEAM



Tony Cotter
Managing Director



Ryan Sammut
Business Manager



John Attard
Development Manager



Jannine Brodbeck
Head of Sewer & Water



Joel Cotter
Senior Project Manager



George Stojanovski
Head of Surveying

THE NORTH WESTERN SURVEYS EXPERIENCE

Introduction and support



Provide informed and innovative solutions



Manage project and ensure we exceed client expectation



Identify the needs of our clients



Execute deliverables with highest quality and standards



Continuous process review for potential improved outcomes

SERVICES

DEVELOPMENT ADVISORY

North Western Surveys have a wealth of knowledge in the land development space renowned for guiding clients to find practical, innovative and feasible solutions.

By delivering Project Management, Surveying, Engineering, Site Superintendency and Water Servicing Coordination all in house, NWS has the unique advantage of providing informative and reliable due diligence for potential development.

Our expert team has extensive knowledge in current planning policies and a great network of contacts with Council, Government Authorities, Contractors, Consultants and Sydney Water to help evaluate development potential and risk

assessment. NWS's well known 'Development Cost Schedule' provides full cost estimates for the duration of a potential development in gaining approval right through to registration.

Our Development Advisory services include:

- + In depth Planning Feasibility Assessments
- + Planning Control Review
- + Subdivision lot yield and layout
- + Utility and servicing availability
- + Development Cost Schedule (complete development cost estimate)

Consider our Development Advisory team as your partner to help decrease the risk of your acquisition.

CIVIL ENGINEERING

Our professional team have strong technical skills capable of undertaking all types of civil engineering designs.

Increased environmental awareness within the community has altered both the appearance and design strategy of developments. Over the years we have implemented, monitored and evaluated these strategies in an endeavour to ensure 'best practice' design and implement construction procedures to achieve a more than acceptable result for regulation authorities, our clients and the community. The skills and experience of our team are well supported by the following civil engineering design programs including; 12D, TuFlow, MUSIC, DRAINS and AutoCAD.

Our civil engineering services include:

- + Liaise with Council, Roads and Traffic Authority, Department of Water and other service authorities for endorsement
- + Concept and detailed designs
- + Site analysis including services search
- + Drainage analysis and design
- + Flood Studies
- + On-site detention design
- + Water Sensitive Urban Design (WSUD)
- + Road design
- + Design of bulk earth work
- + Environmentally sustainable design
- + Traffic Management Plans

PROJECT MANAGEMENT

Our Project Managers offer peace of mind, utilising their experience across multiple Councils, Authorities and disciplines to ensure a smooth process from project inception to completion.

Successful project management is described as a discipline of planning, organising, managing resources, and commits to exceptional customer service allowing your development to excel.

Our services we can provide include:

- + Pre-lodgement meetings with council to discuss proposed developments & resolve planning issues
- + Liaise and obtain environmental reports & assessments to support Development Applications for Council approval
- + Prepare Statement of Environmental Effects
- + Lodgement of Development Applications with Council
- + Oversee Works In Kind Agreements & Voluntary Planning Agreements
- + Review and oversee requirements within Notice of Determination/Development Consent
- + Coordinate and supervise service reticulation designs including Endeavour Energy, Jemena, NBN, Sydney Water and RMS
- + Oversee draft subdivision plans & 88B Instruments
- + Lodgement of plans and development applications
- + Obtain services completion certificates for issue to council
- + Prepare and lodge Subdivision Works Certificate
- + Prepare and lodge Subdivision Certificate

SITE SUPERINTENDENCY

Our Site Superintendency team are responsible for overseeing the important quality control and contractor coordination for all projects. Superintendency services include:

- + Pre-construction costs and estimations
- + Preparation of Bill Of Quantities for tendering purposes
- + Administration of tendering process and assessment of tenders, civil works, electrical constructions and communications
- + Contract Administration and claim clearances
- + Supervision of construction using construction management platforms

SURVEYING

North Western Surveys is renowned for its comprehensive coverage of all surveying services. Combining the efficiency of our other disciplines with our experienced survey team, we service our clients on all small to large scale developments.

Our team has the capacity to operate multiple survey field parties using the latest cutting-edge equipment to perform at the most accurate and efficient standards.

General Survey

- + Topographic Surveys
- + Boundary Set Out
- + Building Set Out
- + Identification Surveys
- + Construction Set Out
- + Engineering Set Out (including Roads/services/ boundaries)
- + Monitoring Surveys
- + Lease Surveys / GLAR
- + Stockpile and Volume Surveys
- + Engineering & Infrastructure Survey
- + Underground Service Location
- + Works as Executed Survey

Title Related Survey

- + Redefinition Plan
- + Consolidation Plan
- + Strata Subdivision Plan
- + Torrens Title Subdivision Plan
- + Community Subdivision Plan
- + Easement Plan/Dealing
- + Acquisition Plans
- + Road Closure Plan
- + SIC Plans
- + Service Easement Certificates
- + Preparation of Draft 88b instruments
- + Lodging party capability with the NSW Land Registry Services



WATER SERVICING COORDINATION

North Western Surveys have been providing advice on behalf of Sydney Water for over 25 years. We can cater to all development proposals, from minor sewer/water extensions to low pressure sewerage systems.

We are a licensed Water Servicing Coordinator (WSC) serving all areas covered by Sydney Water, including the Sydney Metropolitan area, Blue Mountains and Illawarra.

We have fully accredited sewer and water designers and project managers providing the below services:

- + Sewer and Water feasibility applications
- + Lodgement of Section 73 Certificate applications
- + Sewer and Water design (Leak Tight Sewer and Low infiltration sewer)
- + Low pressure sewer design
- + WSC contract administration
- + Minor/Major works coordination
- + Construction tender, evaluations and claim clearances
- + Construction supervision
- + Procurement, tender evaluation, contract management for funding lead in servicing
- + Building over sewer endorsement
- + Mains to Meter connection
- + Service Protection Reports (Pegout)
- + Endorsing Building and Engineering Plans for Sydney Water requirements

PROJECTS

North Western Surveys' team has provided expert land development consultancy in the Sydney Metropolitan and surrounding areas delivering more than 4000 residential lots, town houses and apartments in recent years.

The majority of our projects comprise of our full range of land development consultancy services including: surveying, project management, civil engineering, supervision of engineering works, water servicing coordination.



+ **Windsor Road, Bella Vista**
LGA The Hills Shire Council
*Multistage Subdivision,
Home of Norwest Hospital, Woolworths
Norwest Circa, Quest Hotel*

+ **Kurrajong Road, Kurrajong**
LGA Hawkesbury City Council
Community Subdivision (37 Lots)

+ **Old Pitt Town Road, Box Hill**

LGA The Hills Shire Council
*Torrens Title Subdivision over multiple stages
(157 lots)*

+ **Colleen Lane, Wyee**

LGA Lake Macquarie City Council
Torrens Title Subdivision (64 Lots)

+ **Twin Creeks, Luddenham**

LGA Penrith City Council
*Community Subdivision with one of
Australia's top 100 golf courses. (260 Lots)*

+ **Greenacre Drive, Tahmoor**

LGA Wollondilly Shire Council
Torrens Title Subdivision (73 Lots)

+ **Hezlett Road, Kellyville**

LGA The Hills Shire Council
*Community/Torrens Title Subdivision over
multiple stages (161 Lots)*

+ **Tallawong Road, Rouse Hill**

LGA Blacktown City Council
*Torrens Title Subdivision (95 Lots with future
Public Park lot)*

+ **Main St, Mt Annan**

LGA Camden Council
*Community Subdivision over multiple stages &
Integrated Housing Development (139 Lots)*

+ **Cummins Rd, Menangle Park**

LGA Campbelltown City Council
Torrens Title Subdivision (29 Lots)



+ **Camden Valley Way, Edmondson Park**

LGA Liverpool City Council
*Torrens Title Subdivision over multiple stages
(430 lots)*

+ **Fifteenth Ave, Austral**

LGA Liverpool City Council
Torrens Title Subdivision (92 Lots)



+ **Edwards Road, Box Hill**

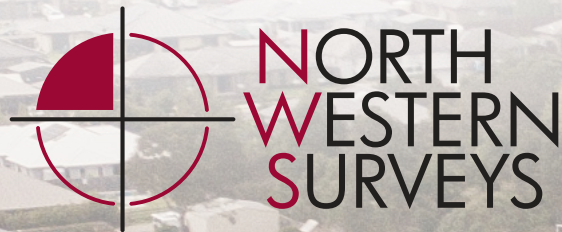
LGA The Hills Shire Council
*Torrens Title Subdivision over multiple stages
(117 Lots)*

+ **Riverstone Road, Riverstone**

LGA Blacktown City Council
*Torrens Title Subdivision over multiple stages
(276 lots)*

North Western Surveys also provide key services to the infrastructure and government sector through strong relationships. Some clients include City of Parramatta, The Hills Shire Council, Blacktown City Council, Liverpool City Council, City of Canada Bay Council, Inner West Council, Greater Sydney Parklands, National Parks and Wildlife Service, Transport for NSW, NSW Department of Planning, Sydney Water.





LAND DEVELOPMENT CONSULTANTS



QMS Certification Services

JAS-ANZ



SURVEYING + CIVIL ENGINEERING + PROJECT MANAGEMENT + SUPERINTENDENCY + WATER SERVICING COORDINATION

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