

## Capability Statement – Town Planning, Cadastral & Development



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### Who are NorthGroup Consulting

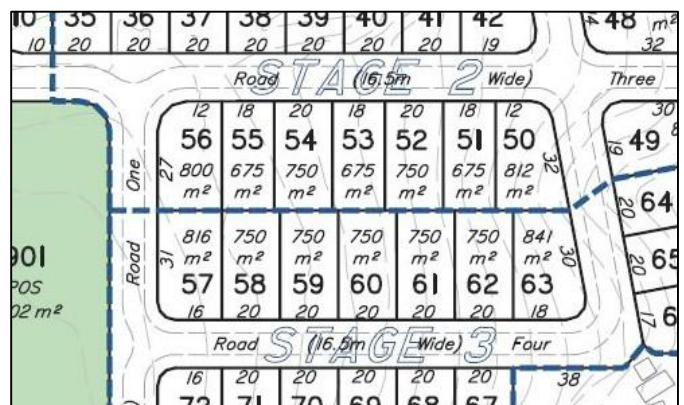
NorthGroup Consulting is a specialist town planning, cadastral and development surveying company. Our surveyors and town planners are experts in Land and Construction Surveying, 3D Laser Scanning and Town Planning.

We have received high acclaim within the surveying industry for innovation and all-round excellence over the past 25 years of operation and pride ourselves on creating exceptional value in delivering surveying & scanning solutions.



### What we do

NorthGroup Consulting are Town Planners, Cadastral Surveying and Land Development Surveying Specialists, including all elements of Change of Use, Subdivision and Development Compliance. Our expertise allows for the appropriate solutions for our clients to be sourced and implemented enabling the best design outcomes on development projects.



### What we have done

With over 25 years experience, NorthGroup Consulting are well versed in the project management and delivery of intergrated

development and land subdivision estates. We have undertaken planning works for large scale high rise developments on the Gold Coast to native title claims in Far North Queensland. Our combination of planning, titling, survey and superior project management and scheduling allows all development projects we are involved with to run smoothly.

We have extensive experience in cadastral estate works with development stages ranging from 2 lots to 200 lots. We have undertaken projects with 1200 urban allotments to large rural estate consisting of many hectares of land. We have successfully completed cadastral and land development projects throughout Queensland.



## How we do it

NorthGroup Consulting has a strong team culture with a flexible, reliable and responsive workforce backed by the latest technology. We have the ability to mobilize seamlessly onto projects and integrate within large project teams. Our team will value add to the project utilising our extensive experience and innovative approach in finding solutions to ensure trouble free project delivery.



## Safety, Environment & Quality

NorthGroup Consulting are internationally accredited with certifications in Quality ISO 9001: 2008, Health & Safety OHSAS 18001 and Environmental ISO 14001: 2004.



Quality ISO 9001  
Certified System  
FM 568313



Health & Safety AS/NZS 4801  
Health & Safety OHSAS 1800  
Certified System



ISO 14001:2004

## Sample Industry Awards

Queensland Spatial Industry Award for Innovation and Entrepreneurialism – Mobile Laser Road Scanning  
“Logan Motorway Pavement Mapping”

Australian National Award Winner – Excellence in Surveying – Institution of Surveyors Australia – 150km Route Mapping  
“Bendigo Corridor Mapping Project”



## Our Town Planning, Cadastral & Development Surveys Management Team

### Paul Hanly

Paul is a Senior Planner with over ten years experience in both local government and as a planning consultant for NorthGroup Consulting. Paul has extensive experience in a wide range of small and large scale development projects and can assist in all stages of the development approval process from preliminary investigations and feasibility studies to the planning and project management of complex development applications. Paul is an accredited consultant with the Brisbane City Council RiskSMART Development Assessment program and SeaSMART Program. Paul specialises in development site appraisals, Demolition, character housing & heritage assessments, Subdivision of land Multi unit dwellings, Urban Design Project, Management Industrial & Commercial Developments and Master planning

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### Ben Trotter

Ben Trotter is a dedicated professional surveyor with nearly 10 years experience in surveying and project management. Ben oversees the cadastral field work throughout South East and Central Queensland. Ben has a strong focus on delivering results expected by his clients. His ability to manage the most complex cadastral projects, and to provide timely and accurate results is appreciated by all involved with him. Ben prides himself in offering solutions to the most challenging of projects and his clients appreciate his open and honest approach. Ben has all the technical knowledge and project management skills to run land subdivision projects from the consulting surveyors perspective. He is involved in tendering and costing, client management, field work, staff supervision and drafting and final plan and project completions. NorthGroup Consulting clients appreciate his ability to seamlessly become part of their team and to value add to large scale infrastructure projects

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### Tom Cooper

Tom Cooper heads up the Urban Design survey drafting and y plan quality assurance systems at NorthGroup Consulting. Tom has 15 years experience in the Urban Design layouts and drafting of survey plans and has in depth knowledge of all cadastral standards and regulations for drafting a range of survey plans. He is instrumental in the adherence of NorthGroup Consulting Quality Assurance systems based within our ISO 9001 Quality Management Accreditation. His work has resulted in 2% requisition rate year on year which is well below the State average. Tom is an integral part of the development team on urban design and cadastral projects and his planning and project management skills allows all developments to meet the time constraints required.

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## John Carroll

John is the Director of NorthGroup Consulting. His many clients seek after his expertise in Land Surveying and Town Planning over his 30 years of professional experience.

He can provide all the necessary professional advice for the processes involved in development. With his team of dedicated professionals, he supplies superior quality service, with informative town planning advice and land development design to produce successful development projects. His approach gives a cost effective, commitment to excellence that provides a product best suited to the development constraints and applicable legislation.



John is driven by personalised service that allows for the ability to value add to any project. He is focussed on achieving outcomes that are simple and practical solutions to ensure that any development proposal is given due consideration by Council. His experience allows for broad and balanced view be brought to any development proposal.

Clients marvel at his grasp of the big picture in any project that he is involved without losing the detail in which is crucial for success in the marketplace. He brings to any project knowledge that transcends all professional disciplines involved in the development industry and can guide a project from thinking outside the box at its conception.

His honest and direct approach to dealing with issues is appreciated by clients, associated professionals and regulatory authorities.

Johns' main focus is to:

- Review and advise on big picture strategy to ensure success through the regulatory system
- Assist clients to achieve minimal timeframes for approval from Councils
- Manage and advise the necessary professions and consultants that make up a development team

John is a Director on the Surveyors Board of Queensland and holds membership to a number of professional bodies. He is Practice Manager at NorthGroup Consulting. He a General Referee on the Building & Development Dispute Resolution Committee.

His dedication to helping his clients achieve their goals is not guided by the size or the complexity of the development but rather by the desire to create a happy client who wants to deal with him for years to come and is willing to recommend him as someone who has an exceptional ability to assist people recognising their goals.

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## Government Accreditations

Queensland Government Department of Transport and Main Roads – MR41/05  
Prequalified Supplier Arrangement for Professional Services for Major Infrastructure Projects

Queensland Government Department of Environment and Resource Management –  
Provision of Surveying Services Offer No. NRS0033 and Accredited Surveyor

Queensland Government Department of Housing and Public Works PQC Registration  
No. 0629A Level 3

Queensland Surveyors Board of Queensland – Registered as Cadastral Consulting  
Surveyor

Brisbane City Council– Accrediated Town Planners under RiskSMART program

Brisbane City Council– Accrediated Surveyors under SealSMART program

## A Sample of Our Some Recent Projects

2010 Moda Melton (Nundah) for Nifra Developments being a large multi-unit residential development on former industrial land in the heart of Nundah. Project involved a detailed strategic planning to change the use of the land from industrial to residential.

2012 Woodlands Rise Estate (Gatton) for Tareeda Developments being Urban design and town planning works for a 2200 lot master planned residential community on a 350 hectare greenfield site. Includes community uses, retirement community, commercial hub and education facilities.

2010 - Hogarth Road (Ferry Grove) for Devcorp to DHA being a material Change of Use for a Child Care Facility and a 30 lot residential subdivision on Emerging Community land on a site containing multiple waterways.

2010 Urban Residential Subdivision (Calliope) being an urban design for a 63 lot urban residential subdivision within the Calliope township, just 15 kilometres south west of Gladstone City.

2009 Homeland Estate (Warner) for Homeland Pty Ltd being a residential subdivision of 108 lots on a large Greenfield site constrained with an easement for overhead power lines.

2010 Small Lot Residential Subdivision (Everton Hills) for Camalee Developments being a subdivision of land into 19 Small Lots on a steep site containing a waterway corridor. Particular attention was given to the waterway corridor with the result being a high quality landscape feature.

2009 Tannum Sands Hotel Redevelopment (Tannum Sands) being a preliminary approval for a Material Change of Use under Section 242 of the

Sustainable Planning Act 2009 for a Mixed Use Development incorporating residential, commercial and community facilities.

2007 Wamuran Outlook Estate (Wamuran) being complex development project for 42 Rural Residential allotments incorporating two existing development applications with a third development application.

2013 Kelvin Grove Business Park (Kelvin Grove) for Mariva Developments being an infill industrial unit development on a former landscape supplies site.

2012 Multi-Unit Development (Everton Hills) being a Multi Unit Development for 46 townhouses on a heavily constrained site with a waterway corridor and flood management requirements.

2009 North Lakes Surveys for DHA (Building Projects Branch) being for surveys for 53 allotments in North Brisbane region.

2007 Emerald Gardens Estate (Laidley) for Tareeda Developments being 300 lot urban residential subdivision close to the heart of Laidley. Project provides a variety of lots sizes and efficiently uses the subject land.

2008 Rural Residential Subdivision (Calliope) being a 168 lot rural residential subdivision on the fringe of Calliope. Project involved a Material Change of Use for a Change in Density from Rural to Rural Residential and designing around a challenging topography.

2009 Park Residential Subdivision (Beerwah) being urban design and surveying for a 25 lot Park Residential subdivision just minutes from the Beerwah township.

2006 Residential Development (North Ipswich) for DHA being a 9 allotment residential development involving all land surveying and project management works for plans sealing and titling

2004 Rode Road Development (McDowall) for DHA being a multi residential allotment development, providing strategic advice for acquisition including, structure planning, allotment layout and development constraints.

2003 Samford Road Development (Keppera) for DHA being a multi residential allotment development, providing strategic advice for acquisition including, structure planning, allotment layout and development constraints.

2002 Samford Road Development (Enoggera) for DHA being a multi residential allotment development, providing strategic advice for acquisition including, structure planning, allotment layout and development constraints.

1995 Residential Development (Wynnum West) for DHA being preliminary works of a 7.1 hectare site for residential development

1995 Residential Development (Wishart) for DHA being preliminary works of a 14.5 hectare site for residential development.