

CAPABILITY STATEMENT

LAND DEVELOPMENT

OVERVIEW

Peritas have a long history with land development projects across WA. Over the past 30 years, our senior management team has delivered in excess of 50 projects ranging from \$1 - \$250 million in construction value. We are trusted by our long-term clients to deliver high-quality detailed engineering solutions across both residential, commercial and industrial land development projects.

THE AWARD WINNING HONEYWOOD ESTATE, WANDI - SATTERLEY PROPERTY GROUP

RECENT PROJECTS:

RESIDENTIAL

HONEYWOOD ESTATE, WANDI WA (1,400 LOTS)
 HONEYWOOD RISE ESTATE, SOUTH WANDI (450 LOTS)
 MANDOGALUP ESTATE DEVELOPMENT, MANDOGALUP WA (950 LOTS)
 LAKEWOOD SHORES ESTATE, BINNINGUP WA (220HA)
 BAYSHORE ESTATE, SINGLETON WA (350 LOTS)
 BECKENHAM RESIDENTIAL ESTATE, WA
 CAPORN STREET, SINAGRA WA
 WITCHCLIFFE ECO VILLAGE, MARGARET RIVER WA
 LOT 78 & 80 NICHOLSON ROAD, LANDSDALE (120 LOTS)
 LOT 4 HOLMES STREET, SOUTHERN RIVER (35 LOTS)
 QUEENS PARK DEVELOPMENT (38 LOTS)

INDUSTRIAL

NEERABUP INDUSTRIAL ESTATE, WA
 FORRESTDAL BUSINESS PARK, WA (100HA)
 WATTLEUP INDUSTRIAL ESTATE, WA (81HA)
 FORRESTFIELD INDUSTRIAL PARK, WA (80HA)

SENIOR PERITAS STAFF

THE VINES RESIDENTIAL ESTATE WA
 THE DALES, BALDIVIS WA (400 LOTS)
 MURRAY RIVER COUNTRY ESTATE, PINJARRA WA (2000 LOTS)
 BELVEDERE HILLS ESTATES, HOCKING WA (600 LOTS)
 MALCOLM PARK ESTATE CANNINGVALE WA (400 LOTS)
 GLENARIFFE ESTATE CANNINGVALE WA (350 LOTS)
 RIVA ESTATE, PIARA WATERS, FORRESTDAL WA (600 LOTS)
 SOUTHBEACH VILLAGE DEVELOPMENT, SOUTH FREMANTLE WA
 LEFROY STREET LANDFILL SITE DEVELOPMENT, BEACONSFIELD WA

NEERABUP INDUSTRIAL ESTATE, WA,



MANDOGALUP ESTATE, MANDOGALUP WA



DISCIPLINES

CIVIL DESIGN

- Early budget planning & feasibility.
- Masterplanning.
- Landfill & Quarry management.
- Preliminary documentation for tenders.
- Concept, schematic and detailed design, documentation.
- Construction Supervision & Contract Administration.
- Storm water management plans.
- Urban Water Management Plans.
- Flood mitigation & management.

QUARRY MANAGEMENT - FLYNN DRIVE, NEERABUP WA

SPECIALIST COMPETENCIES

Pre-Commencement Workshops

- Masterplanning,
- Risk workshops,
- Sustainability assessment,
- Accurate concept design,
- Value Engineering

Drawings & Documentation

Our team are proficient users of 3D Modelling software (12D) and AutoCAD where we adopt the most recent software versions.

Construction Support & Contract Administration

We provide a full engineering service including full-time site supervision, contract administration and superintendence of contracts.

Quarry Management

- Provide Superintendence responsibilities and administer the Earthworks and Quarrying contract.
- Discharge duties as Superintendent in accordance with AS2124 – 1992.
- Administer the rehabilitation activities on site.
- Monitor activities on site including surveys, progress meetings between joint venture parties, quantity verification, measurement, quality control and claim verifications.
- Annual royalty reconciliations and monthly payment certification



CASE STUDY - LAND DEVELOPMENT



**2017
AWARD
WINNER!**

CLIENT

Satterley Property Group.

VALUE

\$250 million in construction value.

EXPERTISE

Civil design documentation & site supervision.

TIME FRAME

2006 - 2019

SOFTWARE

12D, AutoCAD.

HONEYWOOD ESTATE, WANDI WA

With a total of 1,400 lots, Honeywood Estate, Wandi and Wandi South, is the largest residential development along the Kwinana Highway that has been completed in the past few years in Perth.

Part one is also one of the most successful land development projects in the southern corridor. Covering an area of approximately 135 ha, the development predominantly consists of residential uses, providing a variety of medium to high-density housing opportunities.

Peritas Civil has worked closely with the developers, Satterley Property Group to deliver this iconic development that is Satterley's most successful southern corridor estate. It has also won various awards including the 2017 UDIA Environmental Award.

Peritas provided civil engineering design across bulk earthworks, stormwater drainage, sewage pump station, major infrastructure extensions, sewer & water reticulation, utilities and roadworks.

INFRASTRUCTURE: HONEYWOOD, WANDI

TOD precinct planning & prelim Design - **TOTAL AREA.**

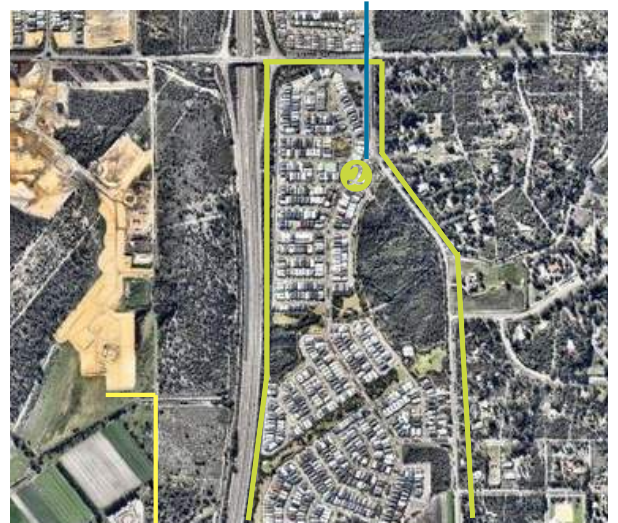
Honeywood Ave & Lyon Road, Wandi South - **②**

Wastewater Pump Station (type 90) - **③**

Major Water Main extensions (dn600 & dn375) - **BLUE LINE**

Rock Wall, honeywood Rise Stage 1 - 3 - **RED LINE**

1500 metres of DN300 sewer main including 2 bores under Kwinana Freeway - **YELLOW LINE**



CASE STUDY - LAND DEVELOPMENT

CLIENT

Satterley Property Group.

VALUE

\$243 million in construction value.

EXPERTISE

Civil design documentation & site supervision.

TIME FRAME

2013 - Current

SOFTWARE

12D, AutoCAD.

MANDOGALUP ESTATE, WANDI WA

PROJECT NOTES:

Mandogalup Estate is an 9500 lot residential subdivision being developed by Satterley Property Group on the western side of the Kwinana Freeway and south of Rowley Road.

Challenges include the retention of environmental features and maximum retention of trees to meet the council's new policy and expectations. As with the Honeywood Estate that is on the opposite eastern side of the freeway, the Peel Main Drain and the Bunbury Dampier Natural Gas pipeline are constraints on development that need to be addressed in the infrastructure delivery.

Peritas provides full engineering service to this development and is a primary consultant in the delivery of all civil and infrastructure works from inception to final titling of the created lots.

These expertise includes; Bulk Earthworks, Stormwater Drainage, Sewage Pump Station, Major infrastructure extensions, Sewer & Water Reticulation, Utilities & Roadworks.

INFRASTRUCTURE: MANDOGALUP, WANDI

TOD precinct planning & prelim Design - **TOTAL AREA.**

Major DN300 Sewer extension and DN375 pressure main under Kwinana Freeway.



CASE STUDY - LAND DEVELOPMENT



CLIENT

Perron Developments Pty Ltd
Sustainable Settlements Pty Ltd

VALUE

\$150 million in estimated construction value.

EXPERTISE

Civil design documentation & site supervision.

WITCHCLIFFE ECOVILLAGE & RESORT, RIVER WA

PROJECT NOTES:

Peritas are engaged to provide civil design, documentation and site supervision services to the developer of the Witchcliffe Ecovillage & resort.

This highly sustainable, self-reliant community is set in a regional village just outside of Margaret River WA and incorporates the best of the 21st century technology & human settlement design to enable the community to:

- Produce as much energy as it consumes,
- Be self-sufficient in watercare for the local environment,
- Generate ongoing economic and social opportunities for the area,
- Be socially diverse and provide for all age groups,
- Be self-sufficient in fresh food produce,
- And be carbon neutral.

Peritas are proud to be providing design and coordination services on such a forward-thinking project.



CASE STUDY - INDUSTRIAL LAND DEVELOPMENT



CLIENTS

Taliska Investments Pty Ltd.
Hero Pty Ltd.
Heath Development Company.
City of Kalamunda.

VALUE

\$240 million in construction value.

EXPERTISE

Civil and infrastructure design, documentation
and site supervision.

FORRESTFIELD INDUSTRIAL PARK, PERTH WA

PROJECT NOTES:

Senior Peritas staff have been involved with the Forrestfield Industrial area since the initial rezoning was undertaken in 1986.

Working closely with the Local Government Authority. Since inception of the estate, we have been instrumental in the planning and design of all servicing infrastructure for the area. Introducing the engineering of the industrial building developments for a number of the developers, We've undertaken comprehensive Drainage Management Strategy for the site and worked closely with the local authority and landowners to achieve the scheme plan adopted.

The Forrestfield area between Dundas Road and the Roe Highway and bounded by Berkshire Road has excellent access to all major arterial road infrastructure.

Senior Peritas staff have been involved with a number of the key landowners in the area and employed to tackle the difficult issue of detailed drainage design for each of the proposed developments within the scheme area. We have negotiated with all relevant service authorities to provide all projects with the required level of servicing from the initial stage through to the finished saleable or completed product.



CASE STUDY - INDUSTRIAL LAND DEVELOPMENT



CLIENTS

LandCorp.
City of Wanneroo.

VALUE

\$300 million in total construction value.

EXPERTISE

Civil design, documentation, shop detailing and site supervision.

TIME FRAME

Stage 1 - 2014
Stage 2 - 2003 - 2020
Stage 3 - 2019 - 2040

NEERABUP INDUSTRIAL ESTATE, WA

PROJECT NOTES:

In accordance with the City of Wanneroo's ongoing commitments to upgrade its road network and industrial areas, Peritas provided civil design & documentation and site supervision on stages 1 & 2 of the Neerabup Industrial Area.

The primary project involved the review, upgrade and widening of the road pavement, drainage design, street-lighting arrangements, intersection design and verge treatments including parking. Further delivery included the preliminary overall geometric design of Mather Drive's dual carriageway for the extent of the industrial area, accounting for the existing services and proposed infrastructure.

Stage 2

Peritas were engaged by LandCorp to manage the Quarry excavation contract (underway since 2003) and Bulk Earthworks Contract to prepare the site for industrial development.

Peritas have managed the Quarry, Superintendence the works as well and managed the Royalty payments and certification with audit duties for annual and regular monitoring of resource exiting the quarry as well as managing the authority approvals for the works.

Stage 3

Again engaged by LandCorp, Peritas prepared the Development Approval and Extractive Industries Licence for the site (lot 503) immediately west of the existing Neerabup quarry. The Stage 3 area comprises some 120 ha of proposed industrial land. As for Stage 2, the new Stage 3 area will require the quarrying of resource to maximise recovery of limestone and sand as well as completion of the bulk earthworks across the 120 ha to create industrial ready land for sale.

Peritas were engaged to undertake the approvals process as well as prepare tender documents for the letting of the Quarry and Bulk Earthworks contract for the entire stage 3 area. Works are currently undertaking the approvals phase and due to be tender in late 2019.



CASE STUDY - INDUSTRIAL LAND DEVELOPMENT



CLIENTS

SAS Global Pty Ltd.
City of Armadale.

VALUE

\$220 million in construction value.

EXPERTISE

Civil and infrastructure design, documentation and site supervision.

FORRESTDALE BUSINESS PARK, ARMADALE WA

PROJECT NOTES:

The Forrestdale Business Park was planned by the Armadale Redevelopment Authority (ARA) as a major industrial and business estate to provide for the growing demand and shortage of appropriately zoned industrial land in the south east corridor and to boost Armadale's role as a strategic regional center within the Perth Metropolitan Region.

A significant amount of cut/fill was required across the Forrestdale Business Park to implement the drainage strategy. A stormwater management strategy was formulated and comprised a drainage regime incorporating a series of compensation basins, sub soil drainage pipe systems and open swales on the median of the spine road, within road verges and setbacks of private lots.

The objective of the strategy was to apply best practice methods using water sensitive design principles. The applied method aimed to limit as far as possible the overflow out of the estate, reduce the extent of cut/fill required and retain as much surface water as possible in retention basins.

The stormwater network was designed principally for drainage, however was also designed and landscaped to also provide for public amenity. These stormwater drainage reserves serve the purpose of essentially providing for drainage compensation basins and associated drainage requirements and a secondary role of parkland for public use.

Peritas designed the entire estate roads and services infrastructure works incorporating the required stormwater principles and essential services that delivered build ready sites for the industrial business community for this regional centre.



CASE STUDY - INDUSTRIAL LAND DEVELOPMENT



CLIENT

City Of Wanneroo.

VALUE

\$5 million in construction value.

EXPERTISE

Civil design, documentation and site supervision.

TIME FRAME

3 Months - 2014.

YANCHEP INDUSTRIAL ESTATE, WA

PROJECT NOTES:

Peritas senior staff were engaged by the City of Wanneroo to provide civil engineering design services on the existing Yanchep Industrial Area as part of City of Wanneroos' ongoing commitment to upgrade its road network and industrial areas.

The project involved preparation of complete detailed design improvements of the existing Yanchep Industrial Area with a view to reducing construction costs as much as practically possible and with minimal impact to existing infrastructure that can be retained.

Senior Peritas staff were involved intimately with the project and were crucial to the delivery.





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