



Capability Statement.

Project Management
& Development Advisory



ngnu

Delivering
Success.

ngnu.com.au

WE'RE NGNU

We are a team of **property development** and **project management** technical experts, dedicated to assisting our clients to achieve & exceed their desired outcomes.

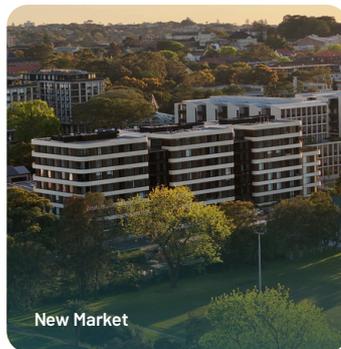
OUR DISTINCTIVE EDGE

Hands-on delivery experience, from client-side to on-site, shaping every decision we make. We think beyond the challenge to deliver practical outcomes.

- Leverage market insight & industry network
- Turn design intent into buildable reality, upfront
- Align diverse stakeholders
- Bridge design & construction
- Anticipate and resolve issues early
- Understand contractor realities
- Decisions that work, not just on paper
- Strong governance, compliance, risk framework



OUR MISSION To deliver development and project management services that are **brave**, client and customer experiences that are **bold**, and social outcomes that are **both**.



QUICK STATS

\$3.5b +

worth of delivered projects across all sectors

\$1M +

pro bono community investment

20% +

of our workforce comprises Aboriginal and/or Torres Strait Islander employees

1000 + hrs

dedicated to community, education and social initiatives annually



OUR SERVICES

DEVELOPMENT ADVISORY

NGNU | DA delivers strategic real estate development advisory services.

- ✓ Portfolio and asset strategies
- ✓ Transaction management leasing, sales, PDAs
- ✓ Direct dealing and unsolicited proposal management
- ✓ Workplace strategy, models and tech
- ✓ Tenant & landlord experience requirements
- ✓ Strategic stakeholder engagement
- ✓ Market insights & trends



PROJECT MANAGEMENT

NGNU | PM delivers boutique project management services across the full project lifecycle.

- ✓ Programming and planning pathways
- ✓ Design management + Designing with Country
- ✓ Technical due diligence
- ✓ Procurement: consultants/ construction tenders
- ✓ Capital works delivery
- ✓ Construction consulting
- ✓ Superintendence and contract management



COMMUNITY & SOCIAL RESPONSIBILITY

NGNU | CSR delivers on our purpose - non-negotiable in giving back to First Nations communities.

- ✓ Creating pathways for Cadets
- ✓ Connecting our partners with community
- ✓ Sponsorship, grant management, volunteering
- ✓ Delivery partner
- ✓ Traditional owners, LALC and RAP support
- ✓ Participation in community events and programs





Brendan Thomas | Managing Director & Co-Founder

Brendan, a proud Dharug man with over 20 years of experience, has overseen large complex programs of work and advises on Connecting with Country practices, while serving on key boards being Western Sydney University and PCA Division Council. He has led major workplace projects for Telstra and CBA, and provides a unique perspective for the integration of First Nations engagement into project delivery.

Expertise: Real estate strategy, Workplace, First Nation perspectives



Colin Townsend | Managing Director & Co-Founder

With 20+ years of construction industry experience, Colin brings expertise in large-scale high-rise developments, from master planning, authority pathways, design, superintendency, to handover. His delivery experience and innovative solutions approach supports complex design, construction buildability smarts, and programming across projects. Experiences include early planning in precinct developments, residential, student accommodation, defence, hotels, stadia and civic buildings.

Expertise: Public infrastructure and Master planned projects



Stace Fishwick | Head of Development Advisory

Property executive with 25 years of leadership experience in the private, corporate and public sectors. Extensive expertise in property and portfolio strategy, government and stakeholder engagement, advocacy, joint ventures, planning pathways & approvals, development management, and complex commercial transactions. Proven record leading high-impact real estate initiatives for ING Real Estate, Panthers Group, Western Sydney University, and Property & Development NSW.

Expertise: Commercial, workplace, development, & complex transactions



Michelle Messner | Project Director

Michelle is an experienced property and construction professional with over 25 years in the fit-out and capital works sector, delivering projects across education, commercial, and retail sectors. She has led complex programs for major clients in banking, education, and telecommunications, with a strong focus on client & stakeholder management, live environment delivery, and aligning project outcomes with business goals. Known for her collaborative approach, attention to detail, expertise in procurement and programming.

Expertise: Fit out and Capital works across national portfolios



Joe Amodeo | Project Director - Major Projects

Joe is a construction executive with 20 years of industry experience, 13 years at Richard Crookes, delivering complex, high-value projects across education, healthcare, hospitality, and research sectors. Renowned for his technical expertise, innovative value engineering, he balances cost savings, quality outcomes, and operational efficiency outcomes. His collaborative approach builds strong client relationships. Project successes include UTS Central and the Western Sydney Conference Centre.

Expertise: Education and Residential sectors



Sean McCann | Pre Contracts/Commercial

Over 25 years of experience in the construction industry across diverse property sectors, including executive management and leadership roles. Recent focus on head contractor pre-construction, client management, cost planning, pricing & feasibility analysis, value management strategies, bid proposals, procurement, and all front-end activities. Proven track record in leading high-performing teams, fostering a positive work environment, delivering strong outcomes for clients and stakeholders.

Expertise: Cost Planning, Pre-construction and Tendering



Andrew Smith | Project Director

Over 20 years of experience delivering major projects across the Infrastructure, Commercial, Residential, and Mixed-Use sectors. Specialising in complex developments such as station works and over-station projects, he is recognised for innovative problem-solving and a strategic approach to design challenges. His expertise spans program leadership, buildability, and construction sequencing, supported by proven methodologies and a deep knowledge of subcontractor capability—ensuring coordinated delivery and reduced risk.

Expertise: Metro and Rail Stations, Over Station Development



Kane Lawson | Project Director

A results-driven construction professional with over 20 years' experience delivering quality projects across the commercial sector, from minor refurbishments to large-scale developments. Skilled in managing building upgrades, fit-outs, and redevelopment works, Kane excels at navigating occupied environments with minimal disruption to tenants and stakeholders. With proven expertise in full project lifecycles, stakeholder engagement, and coordination, he is recognised for delivering projects on time and within budget.

Expertise: Commercial projects in live environments. Landlord liaison

OUR WORK



Project Management

Head Design Consultant

Superintendence

Construction Consulting

Procurement Management

TELSTRA 400G OFFICE FITOUT AND OPTIMISATION

Telstra

Scope:

- Fitout of 12,500m² office space across Levels 3-7
- Handback of Levels 8-11 & mid-rise floors
- Repurposing materials to minimise environmental impact
- Specialised fitout for Defence business
- Optimisation of office space for better utilisation



Project Management

Program Management

Authority and Delivery

Design

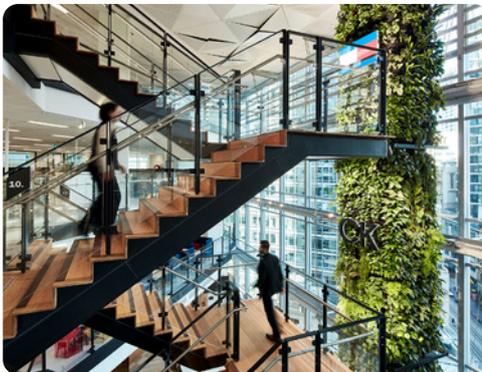
Superintendence

OFFICE FITOUT

PVH Brands Pty Ltd George St, NSW Sydney

Scope:

- Transitioning into a multi-floor building in the CBD To have operational showrooms where they conduct their market sales within what is a commercial environment
- Oversee transition and fitout of showrooms and office spaces in a multi-floor CBD building, ensuring compliance with Principal Requirements (PPR) and quality standards



Project Management

PURPOSE BUILT WAREHOUSE CONSOLIDATION

Warehouse Consolidation PVH Brands

Scope:

- Coordinate the relocation of Calvin Klein and Nike stock from PVH Brands Australia to Toll Prestons MUDC for 3PL go-live, then subsequent transition to Toll Kemps Creek
- Manage the consolidation of Tommy Hilfiger stock from Milperra and Ingleburn warehouses to Toll Kemps Creek, ensuring efficient inventory management and system integration
- Oversee related projects and dependent activities, such as the movement of Garments on Hanger and comprehensive IT system overhaul, including WMS and SAP integrations

OUR WORK



Commercial/Retail

400 GEORGE ST, SYDNEY & 242 EXHIBITION ST, MELBOURNE

Telstra

Scope:

- To create a project both in the methodology & built form to better understand what levers existed that could drive either an increase or decrease in the desirability and utilisation of their commercial footprint



Workplace Consulting

WESTPAC SECURITY STANDARDS UPLIFT PROJECT

Westpac

Scope:

- Review & update of existing security documents
- Development of new security standards
- Integration of updated standards into operations
- Staff training & support



Project/Construction Management

UNIVERSAL STUDIOS HERITAGE HOTEL DEVELOPMENT 499 KENT STREET, SYDNEY

Icon Pty Ltd

Scope:

- Project Management
- Construction Consulting
- Program & Methodology Review
- Design & Value Management
- Planning Pathways, Development of design & RFT

OUR WORK



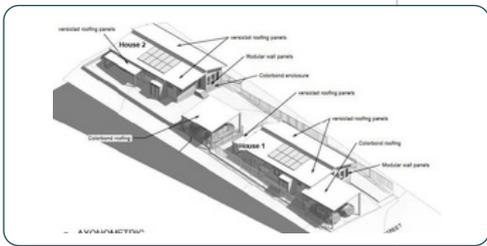
Project Manager/Superintendent

ABORIGINAL HOUSING OFFICE – FLOOD RECOVERY PROJECTS KEMPSEY NSW

Aboriginal Housing Office - NSW

Scope:

- Project Management – Ensuring compliance with AHO design guidelines
- Facilitator for contractor/client engagement
- Chair Monthly PCG
- Quality Assurance & Safety Compliance
- Superintendent
- Fortnightly Site Inspection
- Contract Admin & Reporting



Project Management

YENNORA FACTORY CONSTRUCTION

Kelsan Investments

Scope:

- Consultant Engagement
- Development of Design
- DA submission
- Superintendent Services & handover



Project Management

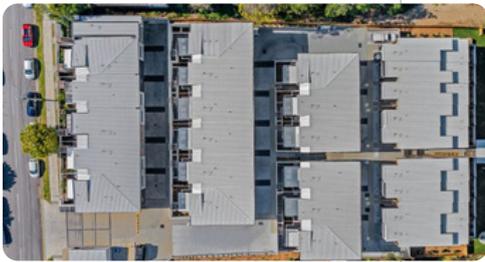
GARDEN ISLAND DEFENCE PRECINCT REDEVELOPMENT

Department of Defence

Scope:

- Oversee modernisation & future proofing of infrastructure, including dry dock facilities
- Manage building upgrades to meet contemporary standards
- Ensure stringent security & confidentiality measures are maintained

OUR WORK



Project Management/Project Recovery

IVIE RESIDENCES, GREENSLOPES QLD

Open Space

Scope:

- Project Management (Design, Authority, & Delivery)
- Project Recovery Facilitator
- Ensuring compliance with Clients Projects Principal Requirements (PPR)
- Superintendent
- Chair Monthly PCG & Site Inspections
- Site Management
- Quality & Safety Compliance
- Contract Admin & Project Reporting



Project Management & Advice

VICTORIA CROSS STATION, NSW

Sydney Metro & Lendlease

Scope:

- Construction planning, logistics & methodology
- Strategic planning
- Programming
- Procurement strategies
- Retail coordination



Cultural

BRADFIELD MASTERPLAN AND RECOGNISE COUNTRY TEMPLATE, NSW

Department of Planning and Environment Scope:

Scope:

- With original engagement to inform the Masterplan of the City, this has now matured into a Recognising Country Template to be adopted for all DA's in the new Aerotropolis

OUR WORK



Cultural

BRADFIELD CITY CENTRE PARK, NSW

Telstra

Scope:

- Engagement to provide input & development of Briefing documents for Design competition, Design Competitor briefing sessions & Design competition presentation ratings



Cultural

UPPER SOUTH CREEK ADVANCED WATER RECYCLING CENTRE, NSW

Sydney Water

Scope:

- Engagement to inform history, perspective, & opportunities for the purposeful allocation of 38 hectares of surplus land



Project Management/Project Recovery

NEWMARKET STAGE 2, RANDWICK, NSW

Lendlease & CBUS Property

Scope:

- Project Management (Design, Authority, and Delivery)
- Ensuring compliance with CBUS Projects Principal Requirements (PPR)
- Project Recovery Facilitator
- Value engineering review
- Superintendent
- Contract Admin & Project Reporting



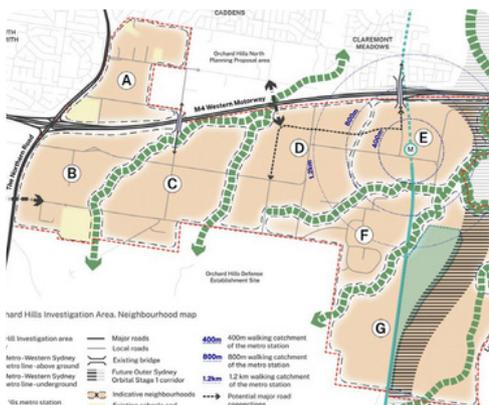
Cultural

ORCHARD HILLS PRECINCT MASTERPLAN, NSW

Department of Planning & Environment

Scope:

- Engagement as part of a wider group to support the development of cultural sensitivity mapping & guide a set of principles to inform precinct planning, land use & density locations



OUR WORK



Project Management

Procurement Management

Superintendence

BARANGAROO PRECINCT - UPSIDE DOWN GARDEN INSTALLATION

Lendlease

Scope:

- Budget & cost management
- Vendor procurement & engagement
- Coordination of DA modifications & design process
- Superintendent duties for quality assurance
- Integration of lighting & soundscape elements



Project Management

Head Design Consultant

Superintendence

Construction Consulting

Procurement Management

AUNTY BETTY'S PLACE - SENIORS LIVING AND COMMUNITY BUILDING

Darkinjung Local Aboriginal Land Council

Scope:

- Completion of 9 Seniors Living Units & Community Building
- Management of Construction Certificate & Request for Tender
- Coordination of design and construction phases
- Superintendence & quality assurance throughout the project



Project Management

YOUTH CENTRE CONVERSION

Redfern Youth Connect

Scope:

- Conversion of a commercial building into a youth centre
- Installation of new systems & amenities, including bathrooms
- Addition of recreational facilities & safety enhancements

OUR WORK



Schools Infrastructure

ST IVES PUBLIC SCHOOL

Schools Infrastructure NSW

Project Overview:

A \$19M project in St Ives, NSW, delivering new learning facilities within a live school campus. Construction was carefully staged to ensure safe, continuous school operations, resulting in modern classrooms and amenities that enhanced the overall teaching environment.



Schools Infrastructure

CHATSWOOD HIGH SCHOOL STAGE 1

Schools Infrastructure NSW

Project Overview:

An \$18M development in Chatswood, NSW, delivering new school buildings within an operational campus. Works were carefully sequenced to minimise disruption to students and staff, providing enhanced teaching facilities to accommodate growing enrolments.



Schools infrastructure

CHATSWOOD EDUCATION PRECINCT - ECI & MAIN WORKS

Schools Infrastructure NSW

Project Overview:

A \$163M major redevelopment of a multi-school precinct in Chatswood, NSW, delivered through Early Contractor Involvement (ECI) and main works. The project provided new teaching and learning spaces within a complex, high-density environment, with careful staging to ensure education continued safely during construction.

OUR WORK



Schools Infrastructure

BER SCHOOL PROJECTS

Schools Infrastructure NSW

Project Overview:

A \$300M program of school upgrades delivered across multiple sites in NSW under the Building the Education Revolution initiative. Works included new classrooms and facility enhancements, managed within live school environments under strict safety and staging controls.



University Infrastructure

UTS FACULTY OF ENGINEERING AND IT BUILDING

University of Technology Sydney

Project Overview:

A \$198M flagship vertical campus in Ultimo, Sydney, NSW, designed to advance STEM learning and research. The 14-storey facility features laboratories, lecture theatres, and collaboration spaces. NGNU provided project management, sustainability integration, and risk control support throughout delivery.



University Infrastructure

UTS CENTRAL (BUILDING 1 & 2 REDEVELOPMENT)

University of Technology Sydney

Project Overview:

A \$321M redevelopment of Building 2 and extension of the UTS Tower podium in Ultimo, Sydney, NSW. The project delivered flexible laboratories, libraries, faculty spaces, and retail areas, executed within a complex live-campus environment requiring precise staging and coordination.

OUR WORK



University Infrastructure

NATIONAL FIRST NATIONS COLLEGE - UTS STUDENT ACCOMMODATION

Campus Living Villages/UTS

Project Overview:

A \$250M landmark development in Ultimo, Sydney, integrating student accommodation, arts, and cultural learning spaces. Guided by principles of Indigenous self-determination and sustainability, NGNU led governance, stakeholder engagement, and cultural integration across all project stages.



University Infrastructure

WESTERN SYDNEY UNIVERSITY - INDIGENOUS CENTRE OF EXCELLENCE

Western Sydney University

Project Overview:

A \$90M flagship facility in Parramatta, NSW, dedicated to Indigenous leadership and education. NGNU chaired the design competition assessment to ensure cultural frameworks were embedded throughout the project. The Centre features research labs, galleries, and cultural spaces designed to foster collaboration and community connection.



University Infrastructure

THE KENSINGTON COLLEGES - UNSW

University of New South Wales

Project Overview:

A \$95M redevelopment of student accommodation across three colleges in Kensington, Sydney, NSW. The project balanced modern living standards with the heritage character of the precinct, delivering high-quality facilities that support student needs and future campus growth.

OUR WORK



University Infrastructure

UNSW G11 ACADEMIC BUILDING

University of New South Wales

Project Overview:

A \$23M multi-level academic building in Kensington, Sydney, NSW, supporting teaching and research activities. The project included major structural works and interior fit-out, delivered within an active campus environment requiring careful programming and stakeholder coordination.



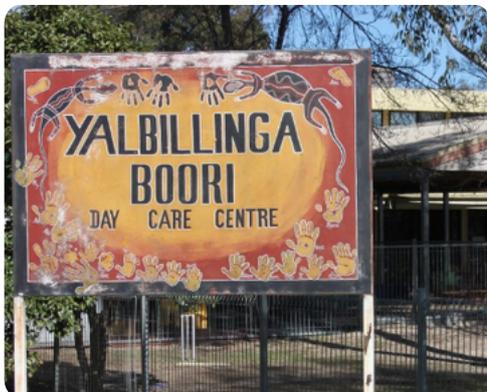
TAFE Infrastructure

TAFE NSW CAMPUS REFURBISHMENT AND REDEVELOPMENT PROGRAMS

TAFE NSW

Project Overview:

A \$9M program of upgrades across multiple campuses in Statewide and Regional NSW, including roofing, classroom, and workshop improvements. Works were carefully scheduled to align with teaching timetables and minimise disruption. Delivery met all compliance, quality, and Aboriginal participation targets.



Early learning

YALBILLINGA BOORI DAY CARE CENTRE

Community Connections Solution Australia

Project Overview:

An \$800K purpose-built early learning centre in Cowra, NSW, designed to celebrate Indigenous culture and identity. The project delivers safe, modern, and inclusive spaces for children and families. NGNU managed the feasibility, design, procurement, and construction oversight to ensure quality and cultural alignment.

NGNU

[Ngalawa Nura]

"Sitting in the Circle on Country" in Dharug language. Abbreviated to NGNU, our business name was selected after consultation with our community, due to its alignment with our mission and the services we aim to provide.

Head office (Sydney)

Dharug Country

☎ 1300 613 696

✉ admin@ngnu.com.au

📍 GF01, 13 Garden Street, Eveleigh, NSW 2015

Other locations

Newcastle

Wonnarua, Awabakal and Worimi Country

Brisbane

Meanjin Country

Melbourne

Wurundjeri Country

Canberra

Ngunnawal Country

Darwin

Larrakia Country



Delivering
Success.

NGNU acknowledges the Traditional Owners of Country throughout Australia and recognises their continuing connection to land, waters and community. We pay our respect to them and their cultures; and to Elders past and present.

ngnu.com.au