



Capability Statement.

Project Management
& Development Advisory



ngnu

Delivering
Success.

ngnu.com.au

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.

WE'RE NGNU

NGNU provides **property, construction and government organisations** with **Development and Project Management, Consulting and Procurement Services** that meet unflinching standards and deliver unparalleled outcomes.

We are a team of development and project management and consulting experts, dedicated to assisting organisations to achieve and exceed their desired project outcomes.

From the early stages of project conception through to close out and finalisation – it doesn't matter whether you need help collaborating with landlords, developers, architects, engineers, builders, or other essential consultants, we have the expertise to guide you through the process and deliver success, value and results every step of the way.

Our unwavering dedication to achieving excellence is exemplified by our proven track record of delivering bespoke, high-quality solutions tailored to the precise needs of our clients.

As a Supply Nations Certified organisation, we take immense pride in fostering a culture of inclusivity and diversity by actively creating valuable career opportunities for Aboriginal and Torres Strait Islander people, contributing to a more robust and inclusive Property Industry.

Our seasoned leadership team is composed of two accomplished Founding Directors, with a cumulative experience of over 35 years within the Property industry.

Brendan Thomas, a proud Darug man, with a 20-year career brings invaluable expertise, through serving on the Property Council of Australia Division Council, NSW Office and Commercial Committee, and Community Resources' Board of Directors. His recent accomplishments include successfully delivering Telstra's 'Future of Workplace' projects in Sydney and Melbourne, as well as advisory roles in major construction and Infrastructure projects.

Colin Townsend, having spent more than 15 years at Lendlease, possesses an unparalleled skill set in planning and delivering large scale and complex projects. His exceptional portfolio includes prestigious high-end residential towers, educational facilities, civic structures, commercial towers, and public spaces, earning accolades and awards from Industry and stakeholders.

Under our directors' guidance, NGNU is poised for continued growth and a legacy of excellence and innovation.



OUR VISION

To inspire development and project management services so fiercely excellent that unflinching standards, unparalleled outcomes, and commitment to country and cause, become the new industry norm.

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**.

OUR AFFILIATIONS

NGNU provides Development and Project Management Services that exceeds client expectations and the highest industry standards. To this end our systems and processes are certified against AS/NZS ISO 45001, AS/ NZS 9001 and AS/NZS 14001.

In addition to the above, we hold the following industry affiliations:



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

Our diverse range of services is designed to ensure seamless management from conception to completion, delivering success every step of the way.



Project Management

Our experienced team handles all aspects of project delivery, offering pragmatic, solutions-focused management. We excel at navigating unique project challenges, regardless of size or complexity.



Development Advisory

We deliver strategic real estate development advisory services such as portfolio & asset strategies, transactions, workplace strategy, advocacy, complex stakeholder engagement, from feasibility and design through to execution.



Superintendence

With experience as the client's representative and head contractor, we excel in the role of Superintendent, understanding construction contracts and the needs for professionalism and independence.



Workplace Projects

Our Workplace Project Consulting services are designed to help you harness the full potential of your workspace, creating environments that empower your people and drive business success.



Strategic Planning

We assist in early project stages, providing strategies for project delivery, stakeholder engagement, and procurement while managing risks effectively.



Design Management

We oversee the design and delivery of projects, managing design consultants, authorities, and stakeholders to achieve desired outcomes while prioritising safety, sustainability, and quality.



Construction Consulting

Our broad range of construction consulting services adds value at any project stage. We lead project teams, negotiate contracts, assist in procurement, logistics planning, and provide reliable performance monitoring and reporting.



Procurement Management

Our procurement management services are always tailored to your unique project requirements. From planning and strategic sourcing to contract negotiation and vendor management, we'll ensure a seamless and cost-effective process.

OUR WORK



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



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



Project/Construction Management

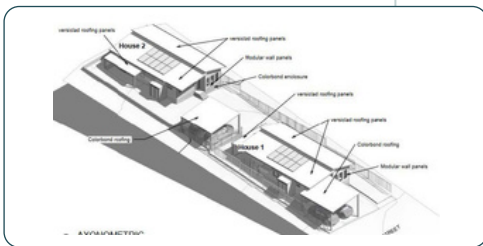
UNIVERSAL STUDIOS HERITAGE HOTEL DEVELOPMENT 499 KENT STREET, SYDNEY

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



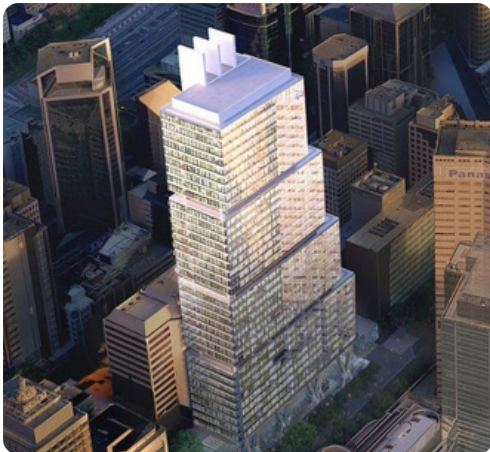
Project Management/Project Recovery

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

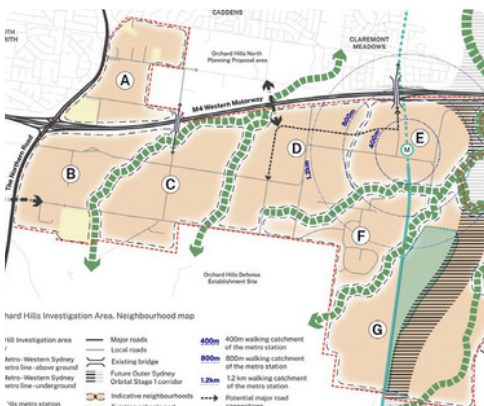
Workplace Consulting

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



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



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

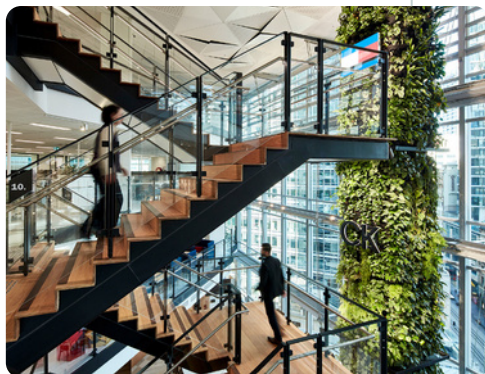
Superintendence

OFFICE FITOUT AND PURPOSE BUILT WAREHOUSE CONSOLIDATION FOR HIGH END FASHION RETAILER

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



Warehouse Consolidation

- 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



Australian Government
High Speed Rail Authority



Australian Government
Department of Defence



WESTERN SYDNEY
UNIVERSITY

SYD

Sydney
WATER



Aboriginal
Housing
Office



New South Wales
Aboriginal Land Council



CITY OF
PARRAMATTA



Blacktown
City Council

ICON
OCEANIA



Transport
for NSW

PVH

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