



PLAN DESIGN DELIVER

Capability Statement

WOLTER CONSULTING GROUP





“Wolter Consulting Group is a multi-disciplinary collective, committed to better development outcomes and a willingness to challenge conventional thinking, making us trusted advisors and consultants of choice for the private, government and infrastructure sectors in our industry.”



Company Overview

A respected industry leader, we are a highly motivated team of planners, urban designers, surveyors, environment and sustainability specialists and landscape architects.

Established by Michael Wolter in 1993, WCG employs over 60 staff at its Brisbane office and has recently re-established their presence at the Sunshine Coast. We strive for innovation and operational excellence, and are committed to our core values of People, Collaboration, Commercial Mindset, Leadership and Citizenship. These values guide our people and how we work.

We adopt a commercial mindset and collaborative approach across our service teams and the industry to deliver balanced results and successful project outcomes. Having strong, productive relationships with our stakeholders at all levels, we plan, design and deliver creatively and sustainably, creating maximum value for our clients and their business.

Since its inception, WCG has demonstrated an excellent track record of professionalism through the consistent delivery of quality outputs on time and on budget. The company's successful performance is evidenced through our significant and ongoing repeat business.

Our Services

Planning 

Urban Design 

Landscape Architecture 

Environment 

Surveying 

3D Spatial 

Project Delivery 

Community Engagement 

How we work

WCG is a multidisciplinary consultancy offering services in Planning, Urban Design, Landscape, Environment and Surveying

WCG prides itself on offering a high standard service and strives to deliver results beyond client expectations.

We have extensive experience in delivering land subdivision, high-rise buildings, mixed-use development, multi-unit residential development, industrial, commercial, infrastructure, development advisory and retail projects, and community use facilities.

Our Value Proposition

We have leading experts who plan, design and deliver better solutions that enable more creative, sustainable and successful outcomes for our clients.



Our Executive Team

Michael Wolter



Managing Director

Michael Wolter is the founding partner of Wolter Consulting Group (established in 1993), a multi-disciplinary firm which provides professional town planning, urban design, surveying, landscape and environmental consultancy services to a range of public and private sectors.

Michael has established numerous relationships with local government authorities throughout South East Queensland and is instrumental in establishing the initial strategy phase for large projects.

He takes a key interest in urban design, identifying commercial opportunities and innovative solutions to constraints.

Natalie Rayment



Executive Director

Natalie joined WCG in 2005 and has 30+ years of planning experience in both public and private sectors. As an Executive Director and Manager of the Planning Division, Natalie plays a key role in managing high-profile development projects from the due diligence phase through to project approval.

Natalie regularly serves as an Expert Planning Witness in the Planning and Environment and Land Courts; and is an active member of PCA and UDIA, participating in planning legislation and reform reference groups.

Natalie was also recently awarded with PIA Qld's Outstanding Women in Planning 2020, and became a Fellow of PIA in 2021.

Andrew Crawford



Executive Director

Andrew has 30+ years experience across all facets of planning, development, infrastructure and consultation through a range of private sector and Government roles.

Andrew joined WCG in 2003 and is a Director and Manager of the Planning Division. In this role, Andrew oversees a range of major development projects, and employs a commercial approach coupled with excellent planning knowledge to achieve results.

As an active member of PCA and UDIA, Andrew has become highly regarded as a professional planner and project strategist.

Daniel Best



Director of Strategy

Dan supports our Executive Leadership Team across all facets of business strategy and operations to ensure we deliver the best possible services to our clients.

Dan is passionate about success oriented leadership and brings to WCG over 20 years' experience driving and consolidating growth in professional service firms across the legal, government, construction and the property industry.

Our Leaders



Dan Best
Director of Strategy



Clare Brown
Senior Planner



Iva Botić
Senior Landscape
Architect



Andrew Crawford
Executive Director



Michael Dargusch
Associate Director of
Planning



Angela Dähn-Harvey
Senior Surveyor



Joel Fielding
Associate Planning



Glenn Hanton
Senior Surveyor



Stephen Hayes
Director of Environment



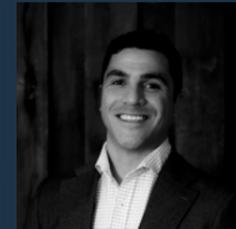
Toby Heap
Senior Planner



Brad Jones
Director of Planning



Jessica Lincoln
Associate Planner



Waimana Kingi
Associate, Project
Delivery



Amy Marsden
Associate Director of
Planning



Nick Mckevley
Senior Surveyor - 3D
Spatial Specialist



Ryan MacLellan
Director of Project
Delivery



Brent O'Neill
Director of Urban
Design



Natalie Rayment
Executive Director



Gary Savins
Associate Director of
Planning



Penny Spiers
Director of Landscape
Architecture



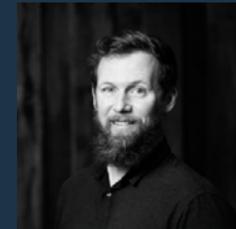
Andrew Thurston
Director of Surveying



Allan Winhole
Associate Landscape
Architect



Bruce Williams
Associate Director,
Surveying



Liam Wolter
Senior Project Coordinator

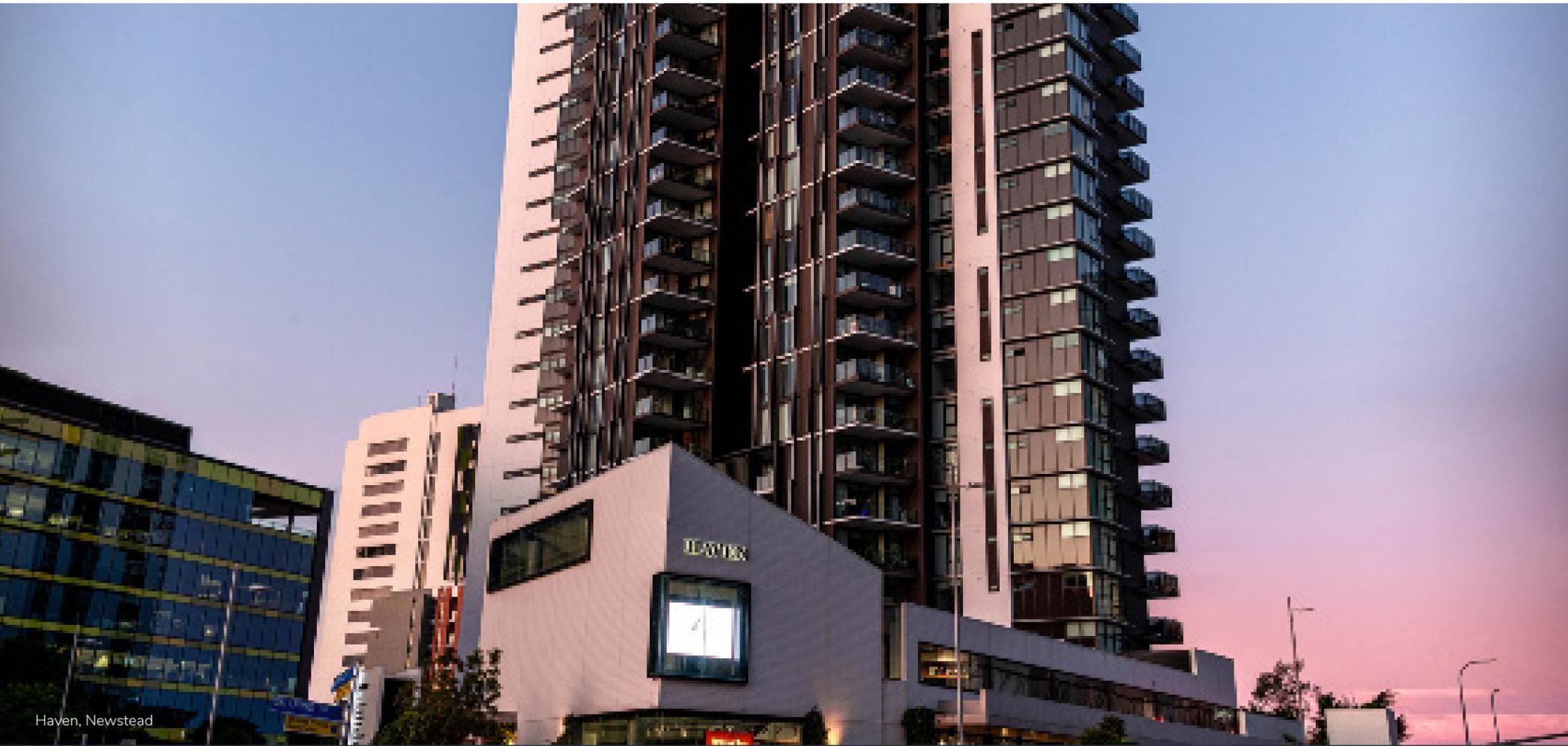


Marnie Wood
Senior Planner



Sarah Machin
Senior Planner

Our Projects



Haven, Newstead



Brisbane Girls Grammar School, Springhill



Monarch, Coronation Drive, Toowong



Clique, Fortitude Valley



Caboolture Rail Trail, Caboolture



Planning

WCG provides the full range of professional town planning services to a broad spectrum of public and private sector clients.

Our experienced planning team combines up-to-date knowledge of legislation, leadership capability and lateral thinking to find effective solutions to complex issues.

Our key strengths are:

- Our attention to detail
- Our drive to achieve client objectives
- We are outcome focused
- We are collaborative and consultative
- We are practical and commercial in our thinking
- We are knowledgeable, insightful problem solvers

We have extensive experience across the planning, development, environment and infrastructure sectors. We are comfortable in roles as project leaders or team members. We maintain excellent working relationships with clients, consultant teams and government agencies.

Key Services:

Development

- Due diligence investigation and project de-risk
- Project planning and DA strategy
- Development applications
- Development assessment
- Compliance and survey plan endorsement

Strategic

- Enquiry by design
- Structure planning
- Planning instruments - preparation and road testing
- Stakeholder engagement and consultation

Specialist

- Planning Appeal coordination and expert witness services
- Infrastructure agreements and negotiations
- Highest and best use assessment
- Planning and development submissions
- Community infrastructure designation

Development

WCG has an excellent reputation for management and facilitation of development projects through our comprehensive approach, commercial aptitude and extensive knowledge of the underlying policy and legislative framework.

Our services are 'end to end' and include assisting our clients from complex due diligence and project risk analysis through to approval and delivery processes.

Due Diligence Investigation and Project De-Risk

We provide prompt and accurate due diligence advice to assist clients in making well-informed decisions. Our services include:

- Overlay and constraint mapping analysis, using in-house GIS and spatial data capabilities
- Identification of strategic development opportunities, including potential upside in current planning provisions or alternative development solutions
- Planning risk analysis and strategies to manage or reduce risk, and
- Estimates and calculations of infrastructure charges and development cost analysis

Project Planning and DA Strategy

We formulate and implement successful planning and development strategies, creating a clear path through complex planning and environmental legislative frameworks. Our approach removes uncertainty and integrates our clients' cost, time frame and delivery objectives.

Development Applications

Our core business is the coordination, preparation, lodgement and management of development applications. Our dedicated planning team intuitively understands how to streamline the assessment process and is diligent in the resolution of negotiated outcomes.

WCG is an accredited Brisbane City Council RiskSMART and SealSMART consultant as well as an accredited Logan City Council Well Made and RiskSmart consultant.

Development Assessment

WCG has extensive experience in managing both the assessment of development applications and the independent review of planning decisions. Our capabilities are built around key staff experience in development assessment roles prior to joining WCG and through numerous commissions to provide assessment and review services for state and local government agencies.

Compliance and Survey Plan Endorsement

Through our extensive networks and experience, we engage with key officers across local governments to demonstrate compliance on complex and large development approvals. Our focus is to minimise project delays and realise land titles and ultimately settlements within streamlined time frames.



Monarch, 600 Coronation Drive, Toowong

Strategic



Duncan Street Office Tower

WCG offers a broad range of experience in strategic planning services to government and private sector clients.

Our strengths include our comprehensive knowledge, leadership capability in planning and design-based strategies, excellent policy analysis skills and capacity to think laterally to find solutions to complex issues and problems. Our capabilities are built around a strategy of collaborating, listening, analysing and formulating results.

Enquiry by Design

Our team maintains a particular interest, expertise and involvement in new urbanism principles. We work collaboratively with our clients to facilitate sustainable urban design outcomes which deliver strong economic results. We have been a key player in award-winning enquiry by design and charrette processes.

Structure Planning

WCG understands the fundamental objective of structure planning is to establish a framework to guide future growth and to develop a series of actions to realise the plan. Communication plays a key role in structure planning and we appreciate the importance of working with, and not against, stakeholders.

Our strength is the ability to balance and resolve competing objectives. Our team has the ability to realise structure planning outcomes through precise and well-considered statutory drafting. Our practical and commercial approach ensures results are deliverable and visions and objectives are realised.

Planning Instruments - Preparation and Road Testing

Through our core role in provision of development facilitation and assessment services, our team remains immersed in the operational aspects of state and local planning instruments. Our rigorous understanding of the strengths and weaknesses of these tools allows us to critically evaluate and value-add to draft legislation and planning schemes. Our team plays a key role in industry body representation and has experience in reviewing draft planning schemes, assisting with legislation reform and implementation and coordinating state interest checks.

Stakeholder Engagement and Consultation

WCG has the experience to provide advice on the right engagement strategy for a project. We understand the need to balance the interests of all parties and resolve competing objectives where they arise to ensure the planning outcome is delivered while achieving client objectives.

Specialist

We meet our clients' needs by providing a broad range of specialist planning services. This includes expert witness services, infrastructure agreements and negotiations, highest and best use assessment, planning and development submissions, community infrastructure designation processes, and specialist compliance assessment to facilitate plan sealing and titling.

Planning Appeal and Expert Witness Services

Within the context of ever-changing planning legislation and a motivated and educated community, there is an increasing demand for expert witness services. Our experienced planning team provides reliable expert witness services through planning appeal processes. With our commercial mindset, our focus is to find 'out of court' solutions which minimise cost and delays to our clients. Where required, we provide capable and respected expert witness services to the court.

Infrastructure Agreements and Negotiations

Our commitment to reducing project risk means our clients are well briefed on infrastructure planning and funding positions at the front end of the process. Within the complex realm of infrastructure charges policy and legislation, we are able to provide sound strategic advice and direction to private sector clients to appropriately manage development obligations.

Highest and Best Use Assessment

We have considerable experience in planning analysis of private and government landholdings to determine a potential highest and best use of land. Our approach is focused around identification of site constraints, status of existing infrastructure, contextual analysis, development risks and a strong understanding of the property market. We work with our consulting property partners to identify future development options and produce residual feasibility analysis outputs for clients.

Planning and Development Submissions

Building on our extensive legislative capability, WCG provides planning and development submission services, including submissions on development applications, planning scheme amendments and legislative changes on behalf of our clients and industry bodies.

Community Infrastructure Designation

WCG has provided lead designation consultant services to a range of community infrastructure projects for the government and infrastructure providers. In this role, we manage the entire process from initial strategy through to Ministerial decision and gazettal.



Caggara House, Mount Gravatt East



Urban Design

WCG is dedicated to creating innovative and functional communities utilising urban design and placemaking principles that promote efficient, effective and responsive environments.

Our urban design team's comprehensive knowledge of local and state planning policy requirements and application of new urbanism principles has cemented its reputation in facilitating cutting-edge urban developments.

Focusing on delivering cost-effective, commercially viable and environmentally sustainable design outcomes, WCG's expertise includes master planning, designing residential and neighbourhood subdivisions and policy and placemaking. Our team is also highly skilled in producing high level graphical outputs which provide a realistic indication of the proposed development. These graphics are valuable for stakeholders to understand how a proposal fits within the existing site and surrounding locality.

Key Services:

Master Planning

- Site analysis
- Urban and regional structure plans
- Public domain design
- Enquiry by design

Residential and Neighbourhood Subdivision Design

- Subdivision and precinct plans
- Building envelope and small lots design
- Townhouse layout design
- Town centre plans

Policy and Placemaking

- Urban design guidelines
- Urban design policy analysis

Master Planning

The key to a successful master planned community is a comprehensive and well-considered master plan driven by a design-based approach.

Ongoing consideration of design principles with all stakeholders throughout the master planning process helps to deliver positive outcomes and ensure ownership of the design outcome for the client, key stakeholders and the local community. WCG has a proven track record in designing successful master planned communities through a comprehensive design model

Site Analysis

To assist clients through due diligence, WCG is skilled in undertaking detailed site assessments to identify key design opportunities and lock down potential yield. This assessment extends to a review of local and state design overlays and onsite physical constraints such as topography, hydrology, view corridors, flora and fauna, transport and circulation, architectural massing, visual amenity and landscape character and local authority.

Urban and Regional Structure Plans

WCG has excellent capability in the design and formulation of highly evolved structure plans which consider all aspects of precinct development identified during the site analysis phase, and which provide equitable future development opportunities for individual precinct lots.

Public Domain Design

In association with our landscape architects, WCG's urban design team contributes to the holistic design for the public domain, including coordination and incorporation of master plan scale issues such as planning considerations, circulation, architectural form and massing and landscape master planning detail design.

Enquiry by Design Services

WCG is experienced in leading and participating in intensive enquiry by design workshops, including customised management and engagement with specified key stakeholder groups. We have proven experience in facilitating sustainable urban design outcomes which deliver successful outcomes and have been a key player in award-winning enquiry by design charrette processes.



Residential and Neighbourhood Subdivision Design



The Avenues of Highfields

A legible and well-designed subdivision which maximises saleable lot yield and configurations is key to project viability.

WCG works diligently to integrate client preferences, local market feedback, and planning scheme provisions to develop logical, well-designed and liveable residential neighbourhoods.

Subdivision and Precinct Plans

Taking a design-based approach rather than an isolated engineering or surveying approach maximises yield and creates a liveable and saleable end product for both our client and future residents. Working in conjunction with our planners and surveyors, we develop subdivision concept plans to a high level of detail so that the functional layout and realised yield in the early stages of design are carried through, with minimal changes, to the final plan of subdivision.

Building Envelope and Small Lot Design Plans

Infill and small lot designs are an increasing component of residential development projects in our urban communities. Key advantages include maximising development yield and revenue while delivering housing affordability or a price point differential to competitors.

Our team has extensive experience in preparation of building envelope plans from blanket plans providing a range of housing product typologies across a large project through to precise site-specific design solutions. We have a sound working knowledge of the QDC provisions and remain up to speed on innovative design solutions.

Townhouse Layout Design

Our urban design team has considerable experience in formulating townhouse layout designs and establishing a potential development yield. Through collaboration with our planners, we lock down site constraints and opportunities. Through engagement with our clients, we find a maximised development yield based on planning scheme provisions around site cover, on-site open space car parking and other provisions.

Town Centre Plans

WCG is experienced in designing comprehensive town centre plans which consider all aspects of centre design from economic viability through to detailed design principles for the urban realm – which is critical to the viability of any major new community and/or placemaking project.

Specialist Policy and Placemaking

Placemaking is about creating public spaces which promote community use, interaction, health and well-being. To be successful, a place must be embraced and owned by its users.

WCG offers a broad range of policy and placemaking services to government and private sector clients. WCG personnel have a deep understanding of how people use and perceive a place and are skilled in developing urban design policies and guidelines to encourage the development of safe, legible, vibrant and active places for all future users.

Urban Design Policy and Analysis

Our planning and urban design teams work together to analyse and develop policy which is clear, practical and implementable while also providing opportunity for innovation and placemaking. WCG is experienced in working through collaborative processes to maximise the benefits of this approach and deliver outcomes which exceed expectations.

Urban Design Guidelines

Our approach to preparation of urban design guidelines, from initial master planning through to detailed design, is focused on the needs of the future users of a place and creating vibrant community places that are embraced by the local community.

We ensure that individual developments consider and respond to the broader urban design vision by considering the physical design aspects of the existing place, the architectural massing, streetscape design, open space provision and circulation and movement.



Caboolture to Wamuran Rail Trail



Landscape Architecture

WCG offers the full range of professional landscape architectural design and advisory capabilities. Our Green Star-accredited landscape team provides 'end to end' services to deliver high-quality, attractive and liveable places.

Our professional landscape, architectural design and advisory personnel work seamlessly alongside our well-established planning, urban design, environmental and surveying services to minimise delays caused through communication and coordination with external consultants.

We are able to offer all landscape services individually or as a productive and collaborative member of a broader consultant team.

Key Services:

Development

- Design and project management
- Concept and sketch design
- DA landscape plans and reports
- Operational works plans

Construction

- Design and project management
- Cost estimates
- Tender documentation and management
- Construction documentation
- Contract and construction administration

Specialist

- Green Star project external works advice
- Water Sensitive Urban Design advice
- Sustainable material selection
- Visual impact assessment
- CPTED design and reports
- Disability and discrimination act

Development

WCG offers development phase landscape architectural services to assist our clients in preparing development applications which minimise delays relating to landscape issues. Our understanding of local government requirements ensures we recommend strategies to cost-effectively achieve Council codes and guidelines.

Designing and Project Management

WCG provides independent design and project management services, including client representation, preparation of landscape brief, budget generation, as well as management and design review for external landscape consultants (if required).

Site Analysis

We are highly capable in site analysis services, including preparation of site opportunities and constraints plans and reports, focusing on landscape opportunities, landform, environmental considerations and stormwater management.

Landscape Master Plans

WCG has extensive experience in preparation of landscape master plans for development and subdivision projects, park and open space projects and sport and recreation facilities.

DA Landscape Plans and Reports

Our full range of services extends to preparation of landscape plans and plant palettes required to achieve development approval. We also provide a full assessment of proposals against applicable planning scheme codes. We adopt a proactive approach through input into plan preparation phases to ensure proposals incorporate landscape code requirements.

Operational Works Plans

WCG provides expert services in operational works application phase including landscape plans, details and specifications suitable for submission in association with civil engineering and/or hydrology detailed design.



Caboolture Rail Trail, Caboolture

Construction



Emmeline on Elizabeth

WCG offers full construction phase landscape architectural services to assist our clients in the tendering and construction of landscape works.

Design and Project Management

We undertake independent design and project management / client representation for documentation management and management / design review for external landscape consultants.

Cost Estimates

We have extensive experience in formulating and categorising cost estimates of hard and soft landscape works at any stage of the project up to pre-tender estimates.

Tender Documentation and Management

Our services include preparation of tender documentation (including drawings, specifications and costing templates) and management of the tender process.

Construction Documentation

WCG can provide full documentation of landscaping and external works to enable construction with minimal variations

Documentation typically includes:

- Planting plans and plant schedules
- Finished surface level plans
- Surface finishes plans (hard surface finished, materials schedules and landscape are surfaces)
- Set out plans (dimensions and easting/northing set out points)
- Construction details and construction specifications.

Contract and Construction Administration

Our experienced team regularly provides administration of landscape construction RFI's, practical completion and defects inspections. We work closely with clients and contractors to address any issue and negotiate appropriate outcomes in the interests of our clients.

Specialist

WCG provides a full range of specialist landscape advice to meet client needs, including advice on sustainable design aspects.

Rating System Project Advice

We provide expert specialist landscape and external works advice related to environmental rating systems (including Green Star and Envirodevelop) by our in-house Green Star-accredited landscape architect.

Water Sensitive Urban Design

WCG is knowledgeable on how to achieve Water Sensitive Urban Design outcomes in landscaping. Our team regularly collaborates with project engineers on constructed wetlands and stormwater treatment devices and provide advice on species selection.

Material Selection Advice

WCG provides expert advice relating to appropriate selection of materials for landscape projects including consideration of embodied energy and life-cycle cost aspects.

Green Roofs and Walls

WCG staff have experience with integrating green roofs and walls into landscape design projects. The design of a green roof or a roof garden can contribute to the sustainability and aesthetics of a landscape architecture project.

Urban Agriculture and Community Gardens

WCG staff can provide advice on planning and implementation methods for urban agriculture.

With the urban fabric expanding and the rising cost of transportation, urban agriculture is seen as the way forward for self-sustainable communities. Urban agriculture is a sustainable practice of cultivating, processing, and distributing food in or around a village, town, or city.

Landscape Design Guidelines

We have extensive experience in the preparation of design guidelines for lot owners that are consistent with overall development approach, landscape character, and development plant species palettes.

Landscape Maintenance Guidelines

WCG prepares maintenance manuals to assist with ongoing landscape management.

CPED Design and Reports

WCG provides design advice and/or reports into Crime Prevention Through Environmental Design issues related to external works projects including natural surveillance, space activation and access control advice through appropriate design and species selection.

Disability and Discrimination Act

Our expert team can assist through advice related to external works disability access requirements including path and stair gradients, luminance contrast and non-discriminatory paths of travel.

Visual Assessment

We provide a wide range of visual assessment techniques including mapping, 3D renders and reports for impact assessment of infrastructure and development projects. Assessment typically involves identification, prediction, evaluation and mitigation measures for visual impacts and loss of landscape character.



Yeerongpilly Green



Environment

WCG provides the full range of ecological and environmental management services. Through the provision of specialist assessment, smart solutions and creative problem solving, our dedicated team has developed a strong relationship with our clients built on a professional approach and scientific and technical skills.

Our project-specific environmental management plans and systems conform to specialist environmental management philosophies as well as all relevant local, state and federal legislation and international best practice guidelines.

Supporting the development, infrastructure and mining sectors, our specialist staff are drawn from a wide range of environmental disciplines and have a strong environment and development focus.

Key Services:

Assessment

- Ecological assessment
- Terrestrial, aquatic and marine biodiversity surveys
- Species impact assessment
- Flora and fauna legislation referrals

Management

- Vegetation management plans
- Fauna management plans
- Environment management plans
- Rehabilitation plans
- Species management plans
- Bushfire management plans

Specialist

- Environmental monitoring
- Environmental impact assessment

Assessment

Identifying site values, features, functions and biodiversity through assessment is paramount for all projects set in the natural environment. Our team offers an array of assessment services, which ultimately provide the basis for a wide variety of project-specific environmental treatments.

Ecological Assessment

Understanding current ecological and biodiversity values and evaluating existing and potential threats on these values are critical components of all ecological assessments. Our team has the experience, capabilities and resources to conduct detailed ecological assessments of terrestrial, aquatic and marine environments

Terrestrial, Aquatic and Marine Biodiversity Surveys

Target surveys identifying species assemblages and diversities are at the core of baseline assessments. They provide the first point of reference for assessments of ecological values and allow management efforts to be targeted towards species of particular importance. Our skilled staff are highly experienced in customising field techniques to suit the subject environment.

Species Impact Assessment

WCG has the resources and expertise to undertake targeted species surveys for all terrestrial, aquatic and marine flora and fauna including species of conservation significance as well as invasive flora and fauna. Our team employs field techniques that are customised to best suit the required scope of each of our targeted species surveys.

Flora and Fauna Legislation Referrals

Our team has a comprehensive knowledge of current Commonwealth, state and local government legislative requirements and guidelines for the protection and conservation of the natural environment.

This knowledge is fundamental to project risk profiling at the front end of projects. We provide relevant and accurate information to assist our clients in understanding and managing project risks, as well as meeting environmental legislative requirements



Ashgrove Vue and Ashgrove Park

Management



Fernbrooke Ridge, Six Mile Creek Rehabilitation

WCG works closely with our clients, project contractors and government regulators to ensure that our strategic management plans address all potential impacts and provide actions/solutions that help to set effective and achievable project outcomes.

Vegetation Management Plans

A VMP is a guideline for the management and rehabilitation of native vegetation communities. It describes the strategic aims of the plan, existing conditions of vegetation, and provides management guidelines for issues such as weed control, native re-vegetation and/or regeneration, biodiversity conservation, aesthetic values, erosion and sediment control, pollution control, wildlife vegetation corridors and community involvement. We work closely with our clients to ensure these plans are achievable and cost effective.

Fauna Management Plans

A FMP is a guideline for the protection, harm reduction, conservation and welfare of native fauna. The plan is compiled through our expert knowledge of species' ecological requirements and their responses to disturbance. Management actions are strictly undertaken under the direct supervision of WCG staff to ensure both FMP and legislative compliance. FMPs seek to promote and conserve key habitat values associated with native fauna that may permanently or intermittently inhabit a project site.

Environment Management Plans

EMPs are crucial in the application stage of a development and demonstrate the proponent's consideration to preservation of local flora and fauna and the environmental concerns of any future residents. Management plans may include target studies, environmental covenant conditions and associated management strategies.

Rehabilitation Plans

RPs guide the improvement of the environmental community structure and aesthetic attributes of a site through weed control programs, re-vegetation with locally endemic stock and ongoing monitoring and maintenance.

We specialize in environmental rehabilitation management and can deliver your project from the design planning right through to project completion.

Species Management Plans

SMPs provide ongoing management and monitoring of a site that may be identified as significant through identified listed flora or fauna, having high biodiversity value, significant wildlife corridor or unique or unusual habitat value.

Specialist

WCG provides a broad range of specialist environmental services to meet client needs and ensure their projects comply.

Due Diligence & Pre-purchase assessments

De-risk your project with our timely, comprehensive and accurate due diligence assessments and robust environmental advice.

Design Development

Integration with our Urban Design & Bushfire Assessment teams to achieve best project design outcomes that balance environmental needs with sound commercial outcomes.

Residual Impacts Offset Appraisal

When your project can't avoid causing an impact to the environment we can deliver Biodiversity offset options and applications at all levels of government. This can also be vital in your site purchase due diligence process to ensure your feasibility assessment includes all your projects financial expenses. Our well established contacts with dedicated on ground offset providers will also streamline this often complex component of the environmental approval process.

Environmental Monitoring

WCG designs cost effective environmental monitoring to suit specific site and program requirements, including detailed analysis of results. Monitoring parameters include surface and ground water quality, dust, re-vegetation, flora, fauna, aquatic and marine ecosystems. Our projects conform to relevant Commonwealth, state and local government legislative compliance and/or bring condition requirements.

Environmental Impact Assessment (EIA)

EIAs demonstrate that environmental impacts of relevant activities can be appropriately managed as part of the regulatory and development application approvals process. EIAs may include comprehensive baseline data, specific monitoring and management plans.



Arise at Rochedale



Bushfire Management

Led by Stephen Hayes, WCG's environment team proudly provides a complete range of Bushfire hazard assessment and management services to private property owners, government, tourism, developers and infrastructure clients industry wide. We offer a progressive, efficient and integrated approach to our advice balancing the often-conflicting project objectives of biodiversity conservation and bushfire preparedness. With the increasing threat of out of control bushfires becoming a regular feature of our environment, it has become more important than ever before to build and adapt resilience into our communities. Our WCG team has the skills to provide a complete range of services from strategic planning and design into development application reporting through to constructed certification of bushfire mitigation treatments to support the ongoing development of resilient Australian communities whether it be for government, private or industrial sector clients.

Our team are highly trained and qualified within the fields of both Bushfire assessment and Ecology enabling us to analyse site specific conditions to deliver best possible outcomes are delivered in a situation where often bushfire resilience and ecological preservation are in conflict.

Using advanced GIS software producing 3D modelling and visualisations provides value-adding support to our projects and reporting enables a greater spatial understanding of our analysis and bushfire management outcomes to our clients.

Key Services:

- Bushfire Hazard Assessments
- Bushfire resilient urban design
- Mapping reliability assessments

Bushfire Management Planning

- Due Diligence/Pre-purchase assessments
- Access and Egress Assessment and Design
- Strategy Development
- Evacuation planning
- Bushfire preparedness advice and plans

Compliance Certifications

- Expert Witness

WCG provides the full suite of professional surveying services to a broad range of public and private sector clients.

Over the past 20 years, our team has created an excellent track record of professionalism through the consistent delivery of reliable outputs on time and on budget.

We have an extensive portfolio and project experience, maintain a high level of resource commitment and use a comprehensive suite of modern, precise, calibrated survey equipment and computer software. Our collective knowledge, quality assurance and survey work procedures all combine to assist in delivering these outputs of the highest quality.

Our team are well respected as industry leaders in the field of surveying and are fully qualified and registered with the Surveyors Board of Queensland. They are a dedicated team with long-term and active interests within the industry.

Key Services:

Cadastral Surveying

- Due diligence investigation and project de-risk
- Project planning and DA strategy
- Development applications
- Development assessment
- Compliance and survey plan endorsement

Strategic

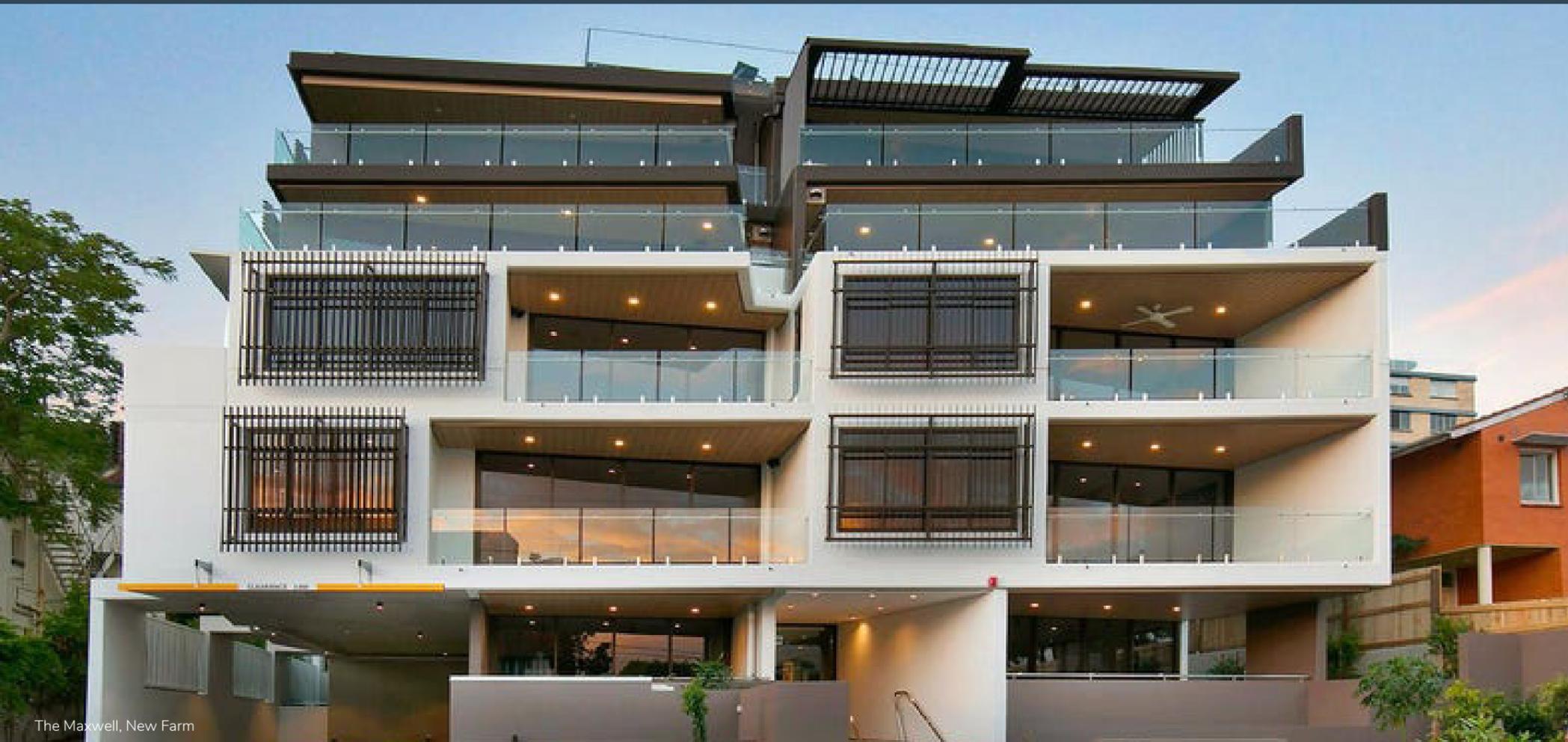
- Enquiry by design
- Structure planning
- Planning instruments - preparation and road testing
- Stakeholder engagement and consultation

Specialist

- Planning and appeal and expert witness services
- Infrastructure agreements and negotiations
- Highest and best use assessment
- Planning and development submissions
- Community infrastructure designation



Cadastral Surveying



WCG offers services covering all aspects of cadastral surveying. Our key strengths, built up through many years of experience, are our comprehensive and up-to-date knowledge and capacity to think laterally to find solutions to complex surveying and titling.

Standard Format Surveys

WCG prepares reliable standard format surveys for the amalgamation, subdivision or re-alignment of existing titles. We have expertise in re-surveying ambulatory boundaries (e.g. tidal and non-tidal water), undertaking secondary interest surveys (e.g. easements and covenants), road resumption surveys and the definition of previously un-surveyed boundaries (e.g. railway land).

Multi-staged Subdivision Surveys

WCG provides all surveying services associated with multi-staged land subdivisions. Our team is well experienced in preparing detailed lot calculations, marking boundaries for the installation of underground drainage and utilities, pegging new titles at the completion of construction and placing permanent survey marks and recovery marks in accordance with government regulations.

Lease Surveys

WCG is experienced in surveying and preparing various lease area plans. This includes, but is not limited to, lease areas for commercial and retail office buildings, shopping complexes and telecommunications towers.

Building Format Surveys

WCG has extensive experience in undertaking building format surveys within attached housing estates and apartments, high rise towers, shopping complexes, office building and commercial warehouses. WCG is experienced in surveying exclusive use areas within common property and preparing accurate service location diagrams.

Complex Surveying and Titling

Our team prides itself on finding solutions to complex titling and surveying issues, particularly with mixed use high rise building which requires a combination of standard, volumetric and building format surveys. WCG also prepares complex volumetric surveys which require 3D measuring and making complex titles in airspace and below ground, including basement car parks, sporting arenas, tunnels and bridges within road corridors.

Identification Surveys

WCG regularly prepares identification surveys, re-marking existing title boundaries in residential suburbs, inner city commercial precincts, ambulatory boundaries and defining large parcels of land for future redevelopment.

Engineering Surveying

WCG's team of highly qualified and experienced surveyors undertake all aspects of engineering surveying.

Contour and Detail Surveys Supplied in 3D Format

WCG has the skill and equipment to prepare 3D surveys of the environment to enable detailed engineering and architectural design. Our team uses the latest technology in robotic or scanning instrumentation and VRS-based GNSS systems.

Construction Set Out Surveys

Our team specialises in surveying as-constructed above and below ground physical structures and services for residential estates, roadways, parklands and quality assurance checks of buildings for compliance with design tolerances. WCG's team has extensive experience with the preparation and delivery of the required data sets to meet local government and infrastructure distributor-retailer requirements.

Monitoring/Deformation Surveys

WCG can provide survey services for compaction and stability monitoring of land fill and subsidence zones. This includes 3D monitoring of buildings in unstable environments and comparison modelling between design and construction for analytical purposes.

Route Surveys

WCG undertakes surveys to mark and detail proposed alignments for future design and construction of infrastructure.

Control Surveys

Services include placement, measurement and adjustment of survey control networks suitable for all aspects of land and construction management and suitable for use by other consultants and government entities.

Earthworks Volume Surveys

WCG carries out before and after surveys of stockpiles and excavations to confirm quantities of fill and removal for costing and auditing purposes.



Flowers Rd, Caboolture

Specialist



WCG offers the ability to manipulate and present data in a variety of formats and styles to accommodate the needs of a diverse range of clients and intended uses.

Using the latest software and techniques, our team is capable of satisfying any requirement in this growing field. WCG also provides drafting services to complement our surveying, planning, landscape and environmental services. Our drafting personnel have many years of experience and use the latest technology to provide accurate, dependable and timely services in a professional manner.

General Plan Drafting

We have vast knowledge and experience in preparing small lot and large scale subdivision, high density attached housing community title schemes, spatial strata allotments, lease, covenant and easement plans,

Lease Surveys

Using advanced technology ranging from advanced survey-oriented packages through to conventional AutoCAD-style programs or modern GIS software, WCG is able to present a vast quantity of land use related information in varying formats according to our clients' needs.

3D Modelling

Our team is capable of creating 3D models of design projects to enable "fly through" visualisations as well as 3D views and sections of the finished product at the design phase.

Manipulation of Spatial Data for the Generation of Terrain Models

WCG processes field survey and remotely acquired data to enable the generation of contours and 3D surfaces for advanced engineering design and earthworks calculations

Quality Assurance

WCG applies quality assurance systems to ensure the maintenance of its high standards of excellence.

This system includes the following aspects:

- A dedicated project file is established and maintained for the duration of each project
- All information including emails, reports, letters and other documents is electronically stored within this file and readily accessible as required
- Adoptions of a project manager structure within the project team ensure documented review of all outputs prior to release
- Establishment and implementation of documented work processes and procedures, and
- Delivery of project outputs is tracked by way of document transmittal

Insurances

WCG holds certificates of currency in:

- Professional Indemnity Insurance
- Public Liability Insurance
- Worker's Compensation Policy

Copies of all insurances can be provided upon request





Indooroopilly Gold Course

3D Spatial

The WCG 3D Spatial team offer the capability of delivering high-detail 3D data for fast, accurate and industry-leading site capture and documentation. Our experienced and dedicated team bring capability and knowledge across a wide range of methodologies.

By applying the most appropriate capture methodology for each project and site, WCG are able to deliver highly accurate and detailed deliverables in a safe and efficient manner across a range of applications and industries.

Our Methodologies:

- Laser Scanning
- UAS/Drones
- Terrestrial Photogrammetry
- Aerial LiDAR
- Underground Utility Location

With a suite of deliverable options and broad experience, WCG are able to provide products and deliverables to suit existing workflows and also introduce new workflows to enhance existing operations.

Key Services:

- BIM models for architecture and engineering
- Elevations and floor plans
- 3D string and break lines
- Surface models and volumes
- Aerial and Terrestrial Orthophotography
- Panoramic images and visualisations

Wolter Consulting Group has a dedicated Project Delivery team in house who can coordinate your survey plan endorsements and ensure compliance of development approvals, making your Plan Sealing and titling process smooth and stress free.

Having been in business for nearly 30 years, we know that Plan Sealing is the most critical and resource-sensitive time in the development process. If not managed effectively from the start, and in collaboration with all the relevant experts, there are major risks of lengthy delays and financial implications.

To manage the process effectively and avoid costly mistakes, it is critical to have someone who understands all compliance documents, materials and deadlines, and can develop a compliance schedule in line with your construction plan. There is no 'one size fits all' solution either, as each project and each council's requirements will differ.

Having professionals from the right mix of disciplines, experienced in both private and public sectors, WCG were the first consultancy in SEQ to develop an independent Project Delivery team in house and has seen an increasing demand for their service from both existing and new client base. We now have a track record of satisfied clients who repeatedly use this service.

Having in-depth knowledge of all compliance aspects of developments and the relevant Governing Authorities requirements, we work with our clients day to day to coordinate all documents and key stakeholders involved, making their plan sealing process time and cost efficient and stress free.

Key Services:

- Detailed evaluation of your development approval
- Attend audit inspections with local government
- Review of your approved operational works and third-party approvals
- Coordination of Legal Documentation (Private or Council Assets)
- Plan Sealing application lodgment and management
- Fast-track sealing applications (where offered)
- Infrastructure Charges Execution Agreements (if required)
- Management of Bonds/Maintenance securities





Community Engagement

Our experience shows how important strategic community engagement is for many of our clients as part of the overall risk reduction strategy in development projects.

With the rise of social media's role in the community conversation about development, and the ever-dominating negative narrative around it, engaging with the community and key stakeholders about both code and impact assessable development projects has become more critical than ever.

WCG have been providing authentic community engagement services on a range of planning, design and sustainability projects for a number of years with proven success.

Our in-depth knowledge of project scope, risks and benefits means we are well positioned to identify the need for and the level of community engagement required, develop compelling key messages, connect with relevant stakeholders, manage the engagement process and report on the outcomes. All this must take into account both community and Council expectations, as well as our client and project goals.

With our YIMBY (Yes in My Back Yard) mindset, the WCG team are able to drive submissions in support of good developments with positive community outcomes. Our end-to-end service offering means we can assist you throughout the entire process from project inception through to delivery, as well as monitor and manage the community response moving forward.

To ensure success of your next project, ask us about our community engagement services and how we can assist in reducing risk, meeting your project's vision and adding value for your business.

Key Services:

Community Engagement Strategy

- Strategic advice
- Project positioning and key messages
- Key stakeholder identification and catchment mapping
- Development of communication strategy
- Risk profiling, surveys and focus groups
- Media strategy and project website development

Early Engagement

- Stakeholder engagement and consultation
- Co-design and Enquiry by design
- Consultation outcomes reports

Statutory Notification and Engagement

- Statutory public notification
- Information dissemination and management, debunking the myths and misinformation
- Activating positive submissions
- Submission summary and response reporting

Monitoring

- Monitoring project media
- Monitoring and managing social media content
- Data collection on the community response to the project

Key Clients



Accreditations



Associations





Brisbane
Suite 2/ Level 2, 1 Breakfast Creek Rd
Newstead QLD 4006

P: (07) 3666 5200
E: brisbane@wolterconsulting.com.au

wolterconsulting.com.au
[@wolterconsultinggroup](https://www.instagram.com/wolterconsultinggroup)