

INDUSTRIAL LAND DEVELOPMENT  
EXPERTISE

**Empower** 

ENGINEERS &  
PROJECT MANAGERS







## EMPOWER ENGINEERS & PROJECT MANAGERS VALUE EQUATION

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Empower Engineers & Project Managers (Empower) employs the following equation to deliver projects, encouraging collaboration and innovation, ensuring we achieve best for project outcomes for our clients.

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**COLLABORATIVE PLANNING  
AND IMPLEMENTATION**



**INTELLIGENT AND  
RESPONSIVE DESIGN**



**INFORMED AND COST  
EFFECTIVE CONSTRUCTION**



**PROVEN VALUE FOR MONEY  
AND MORE PROFITABLE  
PROJECTS**



**A MORE RESILIENT AND  
SUSTAINABLE INFRASTRUCTURE  
NETWORK.**



## WHY CHOOSE EMPOWER?

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Empower has the resources and experience to deliver projects with design fees valued from \$25,000 to \$1 million and construction value ranging from \$500,000 to \$1.5 billion.

Empower offers clients the unique opportunity to access specialist project teams with the ability to capture value management and innovation in their projects and business.

Our people provide certainty and deliver innovative, cost effective designs in a timely manner. They work with our clients as partners, always seeking to understand their needs and wants.

Our strong focus and belief is that our experience and evolving knowledge will always provide more, do more and give more confidence to our clients and partners.





## WHAT WE DO IN INDUSTRIAL LAND DEVELOPMENT

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Empower's strength is in the detailed design work to deliver structural, mechanical, piping and electrical solutions for a diverse range of clients and industries.

Building upon our construction and development heritage, we deliver design solutions to private, institutional and government land developers.

Having worked on projects with significant environmental and servicing issues, Empower have a proven track record of delivering positive project outcomes for clients.

When a client wants more than our design only services, we are able to offer a design and construct package to deliver iconic industrial land developments. As part of our vertically integrated model of providing clients with a total packaged solution, this unique offering means that we are able to better meet challenges, mitigate delays and to stay on top of evolving information.

***Empowered*** to do more





ENGINEERS &  
PROJECT MANAGERS

## OUR BUSINESS

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Empower delivers superior engineering design services and more cost effective project outcomes in the following key areas:

- *residential land development*
- *industrial land development*
- *highways, roads and tracks*
- *water and sewer infrastructure*
- *resources and energy*
- *regional and remote infrastructure*
- *secure site infrastructure.*

Established in 1987, we deliver engineering advice, program and project management and detailed design services. We tailor the scope of our services to meet the client's requirements. Our expert and customised services mean you get 'more intelligent design'. From the start of the design we work towards your project objectives and our smarts make your job work better in the end to provide you with the project outcomes you need.

Empower is a wholly-owned subsidiary of the BMD Group, a national group of companies engaged in engineering design, construction and land development for clients and partners in the urban development, transport infrastructure and resources and energy sectors. As the planning and design arm of BMD's vertically integrated group of companies we are able to offer clients a design only service or the total design and construct package.

Long-term client relationships have been the foundation of BMD's success since the company's inception in 1979 and we pride ourselves on our ability to secure repeat business. Our Group is synonymous with innovation and award winning infrastructure and we are committed to delivering the highest standards of quality, service and value for money for our clients. Our strategy is simple: value our people, collaborate with our partners and continue to deliver exceptional projects with sustainable outcomes.

\*Empower was rebranded from BMD Consulting Pty Ltd (ABN 23 010 743 692) on 22 December 2015.



**Empowered** to do more



*Empower is unique in the engineering services market. We are a wholly-owned subsidiary of the BMD Group, one of Australia's largest privately-owned construction, consulting and urban development organisations.*





SPECIALIST EXPERTISE  
*in industrial*  
LAND DEVELOPMENT

LOCAL INVESTMENT  
IN PEOPLE, BUSINESSES  
*AND THE COMMUNITY*

**EMPOWER** PROVIDES  
DESIGN ENGINEERING  
SERVICES PLUS THE  
OPTION TO DELIVER  
A TURNKEY PROJECT

*UNIQUE*  
PROJECT  
TEAMS



NATIONAL  
COMPANY  
29 YEARS IN  
BUSINESS

WE DELIVER ON  
A PATH TO ZERO HARM

SPECIALIST INTEGRATED PROJECT TEAMS

QUICK AND EFFECTIVE DECISION MAKING





## Yatala Industrial YC1

Yatala, QLD, \$13.5m

Fraser / Australand  
2014 – 2016

Empower was engaged to deliver the master planning, detailed design, documentation and contract administration for this large lot industrial complex.

Empower successfully developed a range of lot yield options to meet market demands.

The site was steeply sloping with very hard rock as it was previously part of a quarry lease. This necessitated that complex rock strata mapping be undertaken by both geologists and geotechnical engineers. From this information Empower developed detailed rock strata models, so that the client and contractor could understand the shapes of rock batters and building pads that could ultimately be achieved.

A key feature of the project was the value engineering reviews which ensured the client was able to meet the market price point required.



## Port of Townsville Eastern Reclaim Area

Townsville, QLD, \$40m

Port of Townsville Limited  
2009 – 2011

The initial brief from Port of Townsville Limited (POTL) involved the design of an industrial subdivision on the eastern reclaim area inclusive of earthworks, roads, stormwater, water and sewer.

Strategic planning of the infrastructure required careful consideration so that future initiatives of the Port were not compromised by delivering this project in isolation.

Performance from Empower on the initial brief saw POTL expand the contract role to include a comprehensive review of previous master planning, engineering planning reports and early provision of trunk road, rail and power requirements for an emerging major ore exporter.

A key challenge was the detailed geotechnical investigations required to address uncontrolled land reclamation and general environmental issues, along with the design and approval of stormwater quality management and stormwater ocean outfalls.



## Radius Industrial City

Larapinta, QLD, \$39m

The George Group / Potter Group JV  
2002 – 2011

Empower managed substantial development approvals and designs with significant environmental and servicing issues to successfully deliver this iconic industrial project on Brisbane's southside.

Complex negotiations were successfully completed with Queensland Motorways for the Paradise Road interchange and also with nearby developers and Council for a complementary sewer solution.

Empower's design strategy achieved maximum developable area which involved geotechnical investigation and earthworks design for reclamation of two water bodies up to 10 metres deep, covering a large proportion of the site and involving approximately 1,500,000m<sup>2</sup> of earthworks.

Developable land was retained with the establishment of an upstream detention basin within the drainage corridor without the removal of existing vegetation.





## Bohle Industrial

Townsville, QLD, \$12m

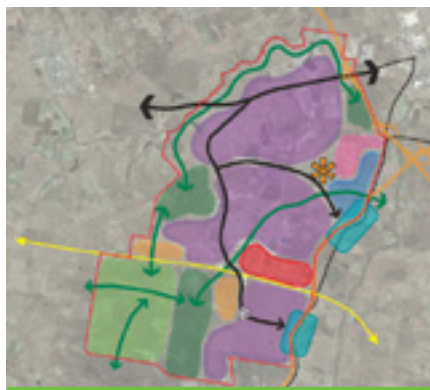
Property Services Group and Department  
of Infrastructure and Planning  
2007 – 2009

Listed on the Queensland contaminated land register, this 17 hectare site contained asbestos and acid sulphate soils.

Empower was engaged to deliver infrastructure master planning and detailed design including site remediation surveying, town planning, geotechnical and landscaping.

The 70,000m<sup>3</sup> of earthworks included 26,500m<sup>3</sup> of impacted fill. Remediation plans for contaminated land were developed to specifically integrate with acid sulphate treatment design.

A stormwater treatment design was successfully negotiated that involved nutrient location trading outcomes. The outcome facilitated both nutrient removal and reduced downstream hydraulic impacts.



## Ebenezer Regional Industrial Area

Ipswich Corridor, QLD, \$39m

Department of Infrastructure and Planning  
and Ipswich City Council  
2010

The 5,000 hectare Ebenezer Regional Industrial Area is the largest industrial area in Australia.

Empower led a multidisciplinary team in this complex planning project which involved engaging governments, landholder and community groups, technical studies and mapping, enquiry by design workshops, scenario planning and staging, infrastructure and environmental planning, and development codes and implementation plans.

Notable outcomes included detailed project understanding and methodology along with Empower's ability to integrate a multidisciplinary team.

This is the first step towards the development of a significant industrial precinct that will include advancement in total water cycle management with high quality environmental outcomes, under the banner of industrial ecology.



## South Mackay Industrial Estate

Mackay, QLD, \$13m

Department of Infrastructure and Planning  
2008 – 2010

Design requirements included flexibility, innovation, optimisation and negotiation of conditions to meet the client's needs.

Empower developed the concept layout through to detailed design and documentation.

Challenges included the Mackay City Council infrastructure agreement regarding the development of Farrelly's Lane (an arterial road) underpinning the entire development. Achieving land and services design prior to the design of Farrelly's Lane required ultimate flexibility and development levels were designed around conservative Council levels requiring catchment alignment to control and minimise costs related to impacted fill.

Empower provided several iterations of the earthworks and stormwater drainage design reducing the clients projected budget costs by 7%. Intersection treatment conditions with the connecting Farrelly's Lane were renegotiated to achieve an outcome that reduced client costs without compromising wider industrial estate traffic issues.



ENGINEERS &  
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[www.eepm.com.au](http://www.eepm.com.au)

As a wholly owned subsidiary of the BMD Group, Empower's success is aligned with the strength, resources and flexibility of a large Australian owned private company. We are able to offer clients a variety of options regarding risk and opportunity management, contracting styles, time and cost controls.

Empower embodies 'The BMD Way' which is evident in our people, values and culture. We see our strengths in the quality of our people and our genuine relationships with clients, partners and communities. We see our success linked to our ability to deliver certainty through consistent performance. We see our future shaped by all that has made us successful in the past.

