



# Intrax

LAND







# About Intrax

**Intrax Land is an innovative engineering and survey practice specialised in Land Development.**

We offer a full range of engineering and field services that together bring positive and valuable contributions to both our clients and Australian families.

We operate nationwide. With 11 offices across the country, over 450 consultants, engineers, surveyors and designers, which produce innovative engineering designs across east coast, SA and WA.

Established in 2003 with a strong set of values, our encouragement for independent thinking and accountability shapes a unique collaborative culture where best ideas flourish.

This is revealed in all we do. Our teams thrive to exceed clients' expectations from beginning to completion of every home.

# Competence

We consult with our clients, understanding their objectives and requirements, and then develop flexible, scalable and innovative solutions which pre-empt future needs and maximise project value.



## Multi-disciplinary

Intrax is a multi-disciplinary engineering business. Our teams share office space, sitting close to each other to promote cross-disciplinary competence and understanding. Through this approach our dedicated project leaders can ensure coordinated, optimised design and service delivery.



## Delivery

Service delivery lies at the heart of our engineering services. Respect for project commitments; we deliver an on time, fast and reliable engineering solution providing customers with an informed, centralised point of contact and work with you to innovate on cost conscious and time favourable designs.



## Creating value through effective risk management

We develop alternatives and actions to enhance opportunities and decrease threats to project goals.

# Performance

Deploying multidisciplinary teams to provide holistic solutions, share insights, and putting diverse skillsets into action.



## Project Handling Capability

From providing design services for small buildings to conducting complex geotechnical and engineering projects for a diverse range of clients across the country, we have proved adept at achieving the right result independently of the challenge.



## Technology

Businesses are being challenged by digital technologies to rethink how they operate, compete, and ultimately design the built environment. We realise our clients' ambitions, combining high-level technology and innovative thinking to redefine what is possible.

- 3D Modelling & BIM: We maximise BIM (building information modelling) capabilities to collect and transform all data efficiently and deliver bespoke designs.
- 3D Lidar Scans: We are capable of designing spaces using 3D LIDAR scans of the existing core and shell space and for the creation of topological maps in land surveying.
- UAV: Capable of high-resolution 3D aerial map and survey, visual or thermal asset inspections or volume analyses.



## Project Management

We understand our clients' needs for timely service and superior engineering design solutions. As a result, Intrax provides a true end-to-end engineering service that enables us to coordinate all the engineering disciplines for a project, reducing work time for the whole project team.

# The Intrax Way



## Our why

We come to work because we are excited to Inspire our project stakeholders to understand and sustainably enhance land value for the benefit of Australian communities.



## Communication

Intrax takes a holistic, end-to-end ecosystem approach to extend meaningful interactions across all channels on a given project by creating and embedding lasting customer experience capabilities in our project teams.



## Customer Experience

Our industry thrives when everyone on a project team enjoys their experience of working together. So experience-based differentiation is our point of focus. This focus on experience means we produce a positive contribution in designing and delivering real and sustainable results.

## Values driven, People oriented

Everything we say and do is driven by these principles. We believe they embody our approach and path to continued success and as such Intrax takes pride in its people who live by these ideals every day.

## Our Values

**Performance   Respect   Innovation   Leadership   Understanding**





# Civil Expertise



Generating demonstrable economic and strategic value by solving a range of technical and organisational problems

## Solutions with Strategic Value

The civil engineering solutions which Intrax provides are geared towards complex projects with a range of different requirements. Our understanding is key and a vital factor in the unfolding relationship we develop with our clients.

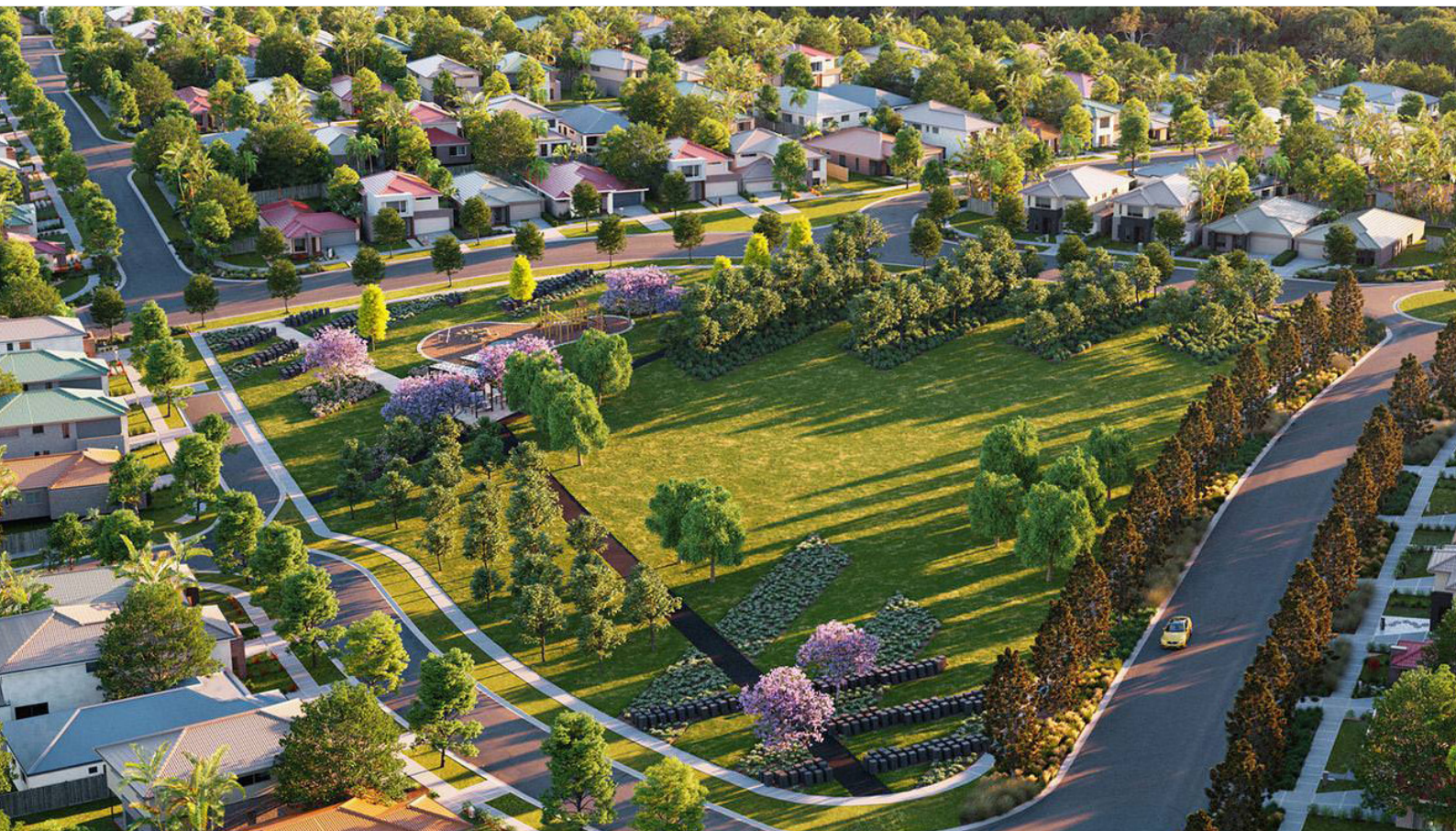


## Holistic & Multidisciplinary Service

In completing a civil engineering project, Intrax draws upon the myriad skill and experience of its various departments, bringing these departments together to form a cohesive whole. Together, these departments take care of planning, organisation, resource management, and a comprehensive range of other project components with the same professional attitude and high level of confidence.

## Project Management and Construction Supervision

By deploying a watertight strategy, we can reduce costs and delay by minimising the rework required on the project. With this framework in place, Intrax can begin guiding and managing aspects of the project to secure the desired outcomes within acceptable timeframes and budgetary constraints.



## CIVIL EXPERTISE

### Conceptual Stage Services

Planning requirements, services requirements, opportunities and constraints of a potential development site are analysed at the beginning of the civil design process. We consider carefully the following components in particular:

- Zoning
- Ecological constraints, such as endangered/protected vegetation and/or wildlife corridors.
- Geotechnical considerations such as (but not limited to) slip and acid sulphate soils.
- Bushfire
- Flooding
- Contamination
- Aboriginal sites of significance
- Heritage items
- Archaeological items
- Road widening and/or site access restrictions
- Acoustic requirements
- Location of existing public utilities
- Site specific strategic planning requirements, such as parkland and drainage reserves.

### Lot Yield/ Development Plan Process

Zoning and associated planning requirements, along with market demand for the area, are used to determine lot sizes and road reserve widths.

With our clients' interests in mind, appropriate constraints are worked into the development of the lot yield plan where possible, such as providing bushfire Asset Protection Zones (APZ) within road reserves. We ensure constraints are made into advantages or features where possible, such as an Endangered Ecological Community (EEC) becoming a prominent feature of the development or being used to create some larger lots.



## Planning

### Application Process

Services at this stage include plans showing:

- Plan views of roads, stormwater facilities and public utility extensions.
- Longitudinal sections and cross sections of the roads.
- Sight distance checks where necessary to demonstrate the suitability of the horizontal and vertical alignments.
- Extent of earthworks.
- Location and indicative height of retaining walls.
- Footprint of proposed dwellings, if they form part of the application.
- If necessary, access to proposed dwellings.
- Initial calculations to size critical infrastructure, such as basins or drainage channels through the site, to allow them to be shown on the concept plans.
- If necessary, longitudinal sections of the proposed stormwater and sewage systems to demonstrate they will work.

### Civil Construction plans and documentation

Applications for requirements will be submitted to the relevant public utility authorities.

Construction plans will be prepared by revising preliminary civil plans to address conditions in the planning permit/development consent. Requirements issued by the utility authorities are also addressed.

Intrax also organises or coordinates sub-consultant work to submit relevant construction applications, generally including requirements from.

- Councils;
- Water Authorities;
- Power Authorities;
- NBN.

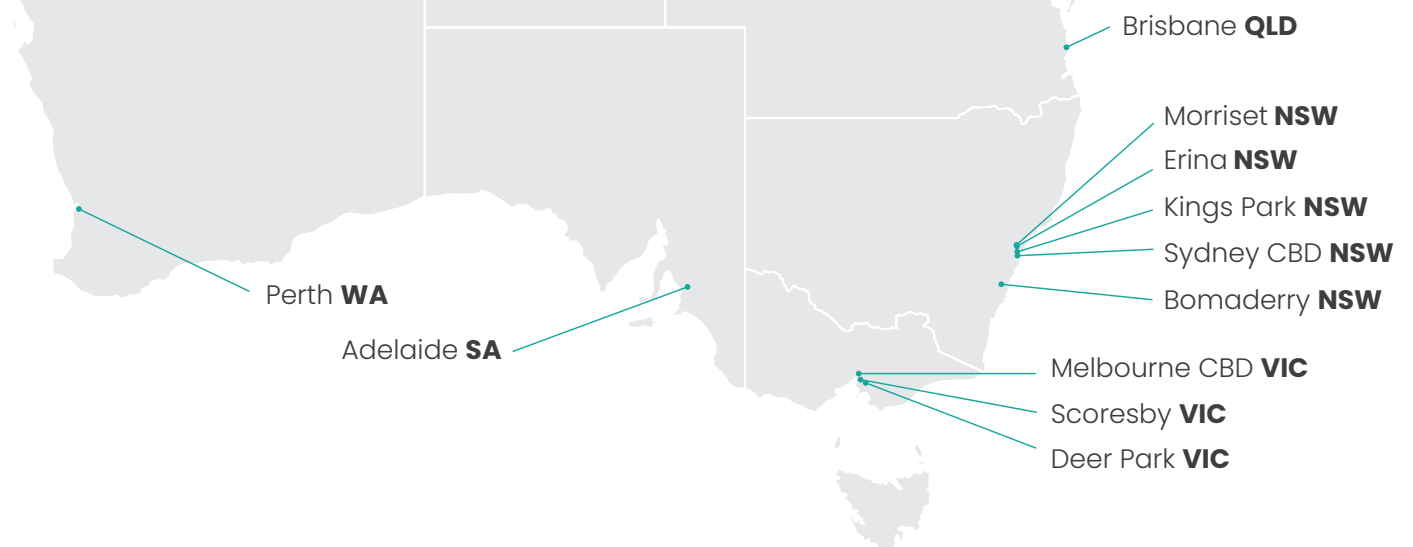
### Civil Construction plans and documentation

During this stage we provide tender

- preparation a Bill Of Quantities (BOQ);
- preparation of contracts to standard contracts such as AS4000-1997;
- comparison and assessment of tenders;
- checking of construction milestone contractor claims;
- reviews of variations;
- liaison with contractors for as-built documentation;
- coordination with councils until Notices of Arrangement (NoA) are issued;
- coordination with the surveyors for issue of titles.

# Our Locations

With 11 offices across the country, we have a strong presence on the east coast.







# Project Gallery









## Narara Eco Village

Community Title Subdivision Research Road Narara

Client/Developer  
Narara Eco Village Co-operative

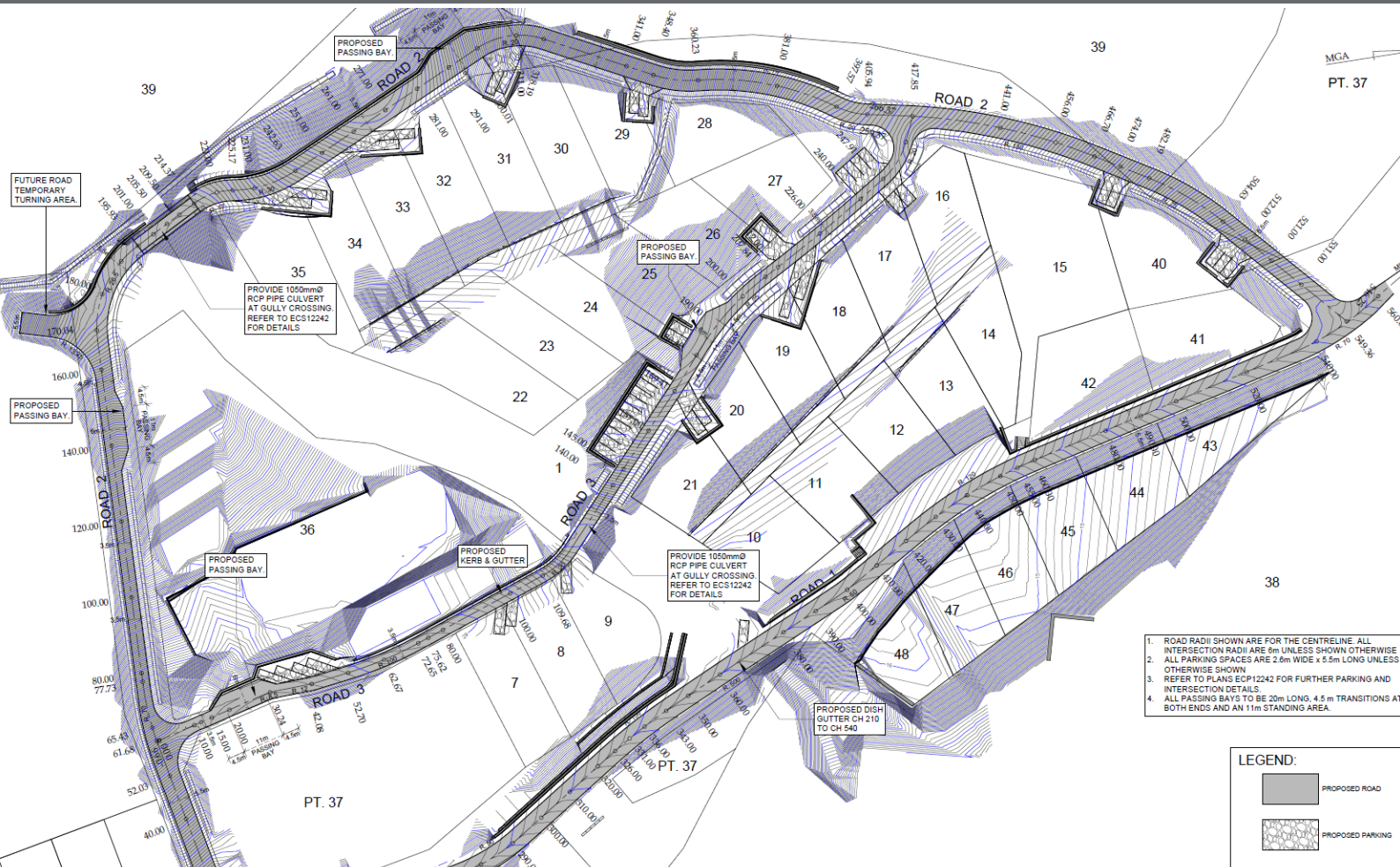






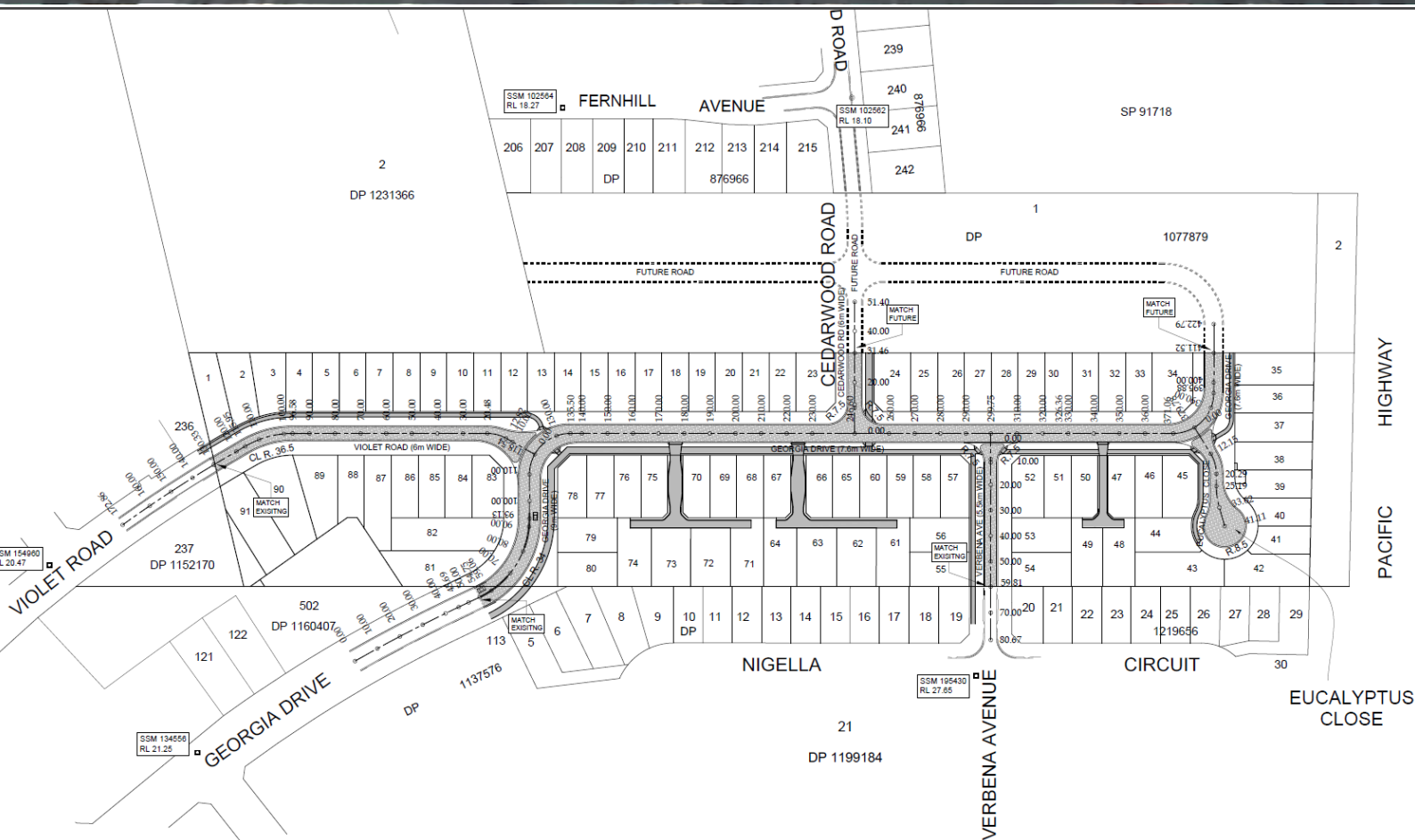
Image © 2020 CNES / Airbus

## Gardner Circuit - Singleton Hights

34 Lot Staged Subdivision

Develop Lot Plan, Planning Application, Constuction plans, Supervise Construction

Developer: Rockworks Pty Ltd

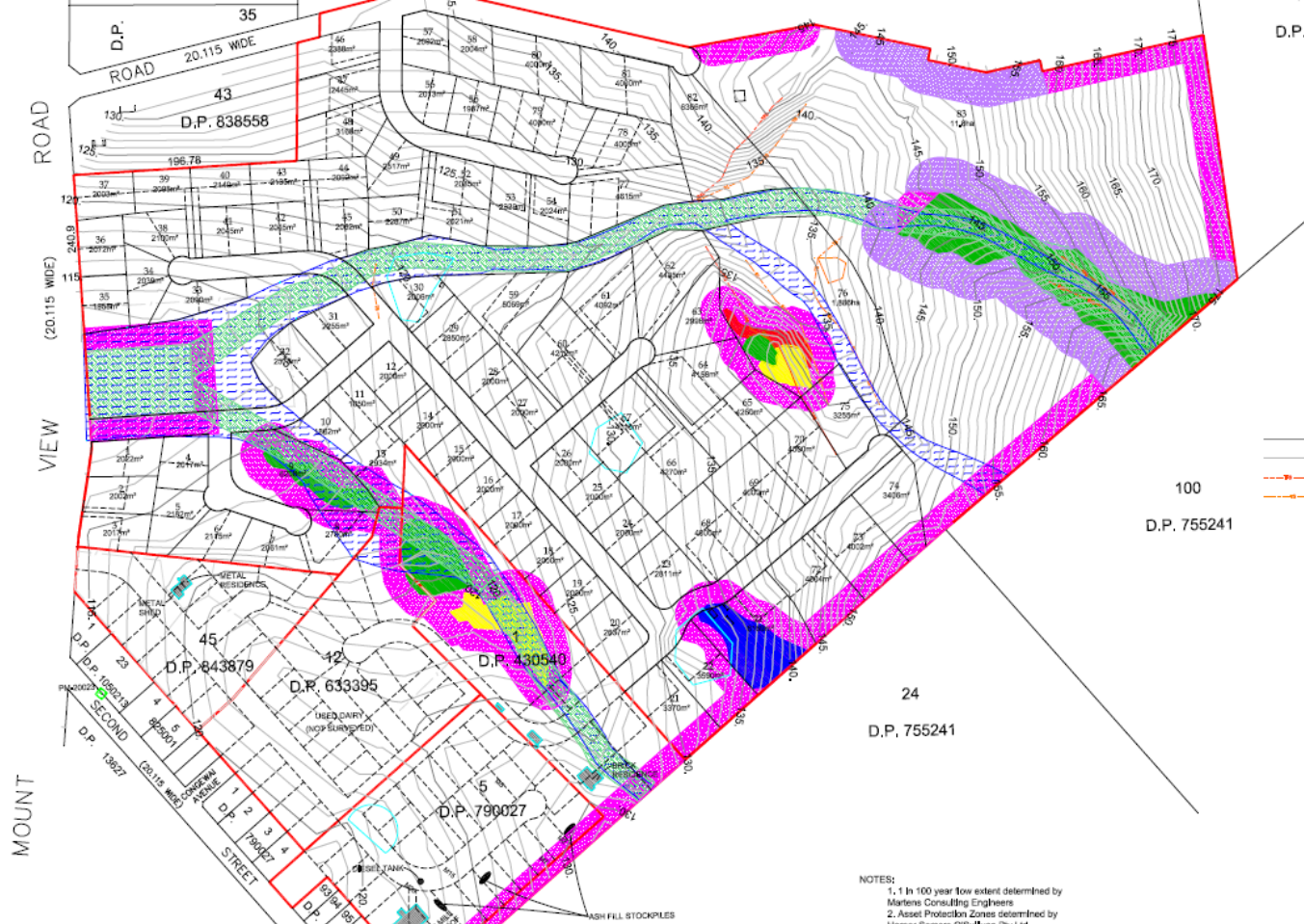


## No. 700 PACIFIC HIGHWAY, Hamlyn Terrace

91 Lot Subdivision and Intergrated Housing  
Civil constuction plans

Developer : Bradfield  
Investment Holdings





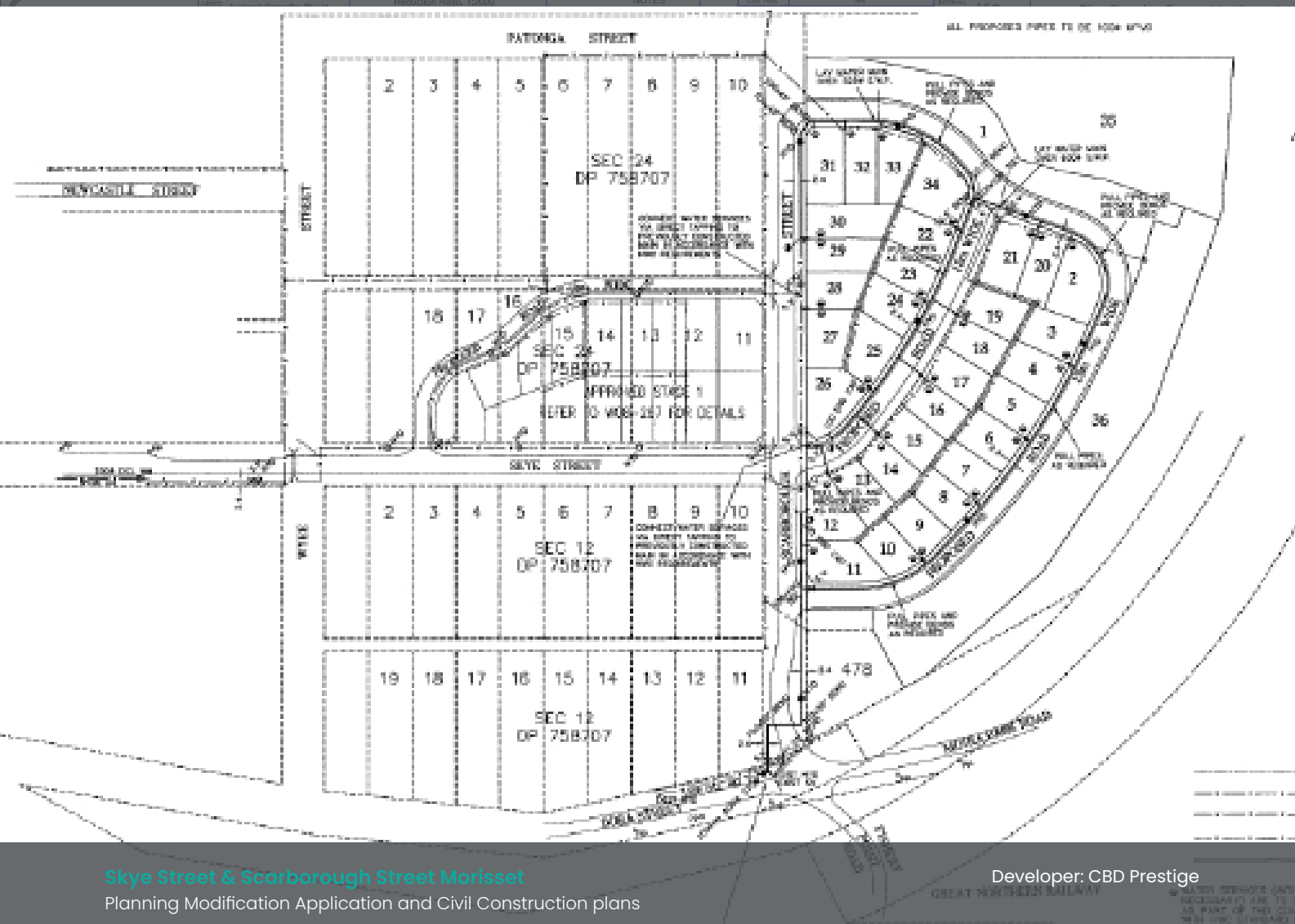
- NOTES:
1. 1 in 100 year flow extent determined by Martens Consulting Engineers
  2. Asset Protection Zones determined by Superdamesville Community
  3. Lot layout prepared by Unwell & updated by Chase, Burke & Harvey in consultation with JH Planning

### Mount View Road Millfield

Assess site constraints and prepare development options for rezoning application

Developer: Austmark Properties Pty Ltd

PLAN SHOWING CONTOURS, FEATURES AND LOT LAYOUT



### Skye Street & Scarborough Street Morisset

Planning Modification Application and Civil Construction plans

Developer: CBD Prestige



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