



**B P Development
Consulting**

Best Planning & Design

CORPORATE RESUME

PO Box 5602
Q Super Centre, Gold Coast
Queensland, 4218, Australia

T: +61 (0) 419 795 250
E: info@bpdconsulting.com
W: www.bpdconsulting.com

About Us

B P Development Consulting incorporates the physical planning resources of the former Burchill Partners Pty Limited and the Overseas Division of its successor company.

From its home base on the Gold Coast in Australia's fastest growing and most dynamic urban centre, the personnel of B P Development Consulting have amassed specialist experience in residential projects in the style of canals, lakes, park environment, and rural living; waterfront commercial and tourist developments; and quality-of-lifestyle integrated golf and/or marina resorts, which it has been adapting to Asian markets for more than 20 years. They also boast extensive experience in city scale physical and strategic planning.

The B P Development Consulting team has undertaken assignments in Australia, and in Brunei, China, India, Indonesia, Japan, Korea, Malaysia, Maldives, Mauritius, Mongolia, New Zealand, Pakistan, Singapore, Thailand, Qatar and UAE.

The B P Development Consulting team has been involved continuously in concept and master planning and it has a proud history of participation in completed first class development projects both in Australia and internationally.

The multi-disciplinary fusion of expertise and practical experience within B P Development Consulting makes it uniquely suited to the planning of large scale projects requiring a multi-disciplinary strategic approach and/or with strong dependence on physical site conditions and infrastructure.

The personnel of B P Development Consulting have developed extensive experience in the planning, coordination and implementation of residential, tourist and mixed commercial projects that operate within international markets – requiring research for their critical relationships with international, national and regional economies and international travel trends.

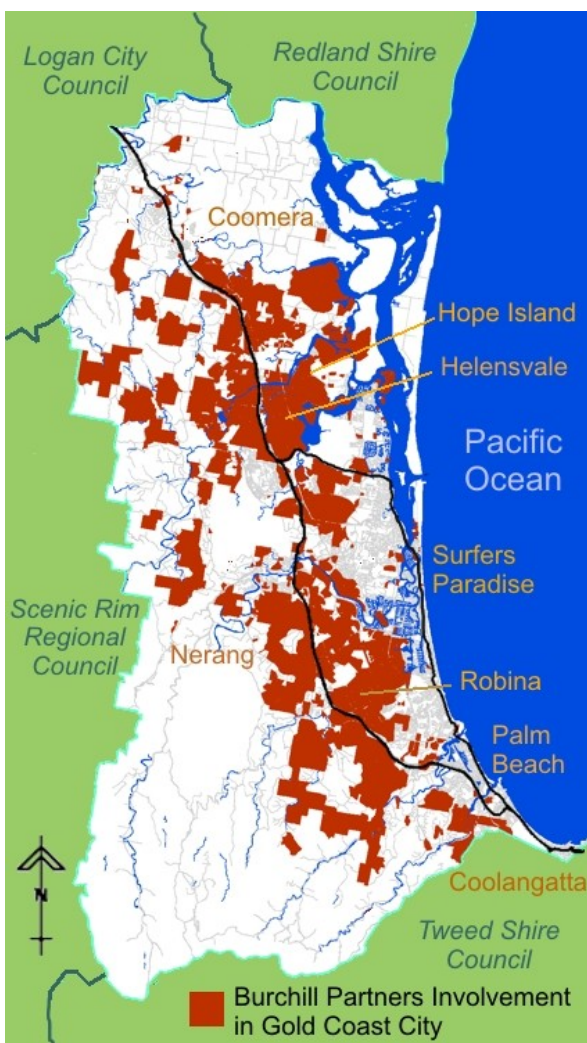
The capabilities and experience of B P Development Consulting that are internationally competitive include:

- a. Master planning for integrated resort and new community urban development, with particular skills in golf course and waterway components.
- b. Master planning of waterfront development.
- c. Schematic infrastructure planning in support of master planning assignments.
- d. Specialist planning and design of marina projects including marine services support facilities.
- e. Environmental and technical studies and specialist infrastructure design for water oriented development including water exchange sluices, navigable locks, revetments etc.
- f. Specialist coastal environmental assessments and planning, in support of coastal developments.
- g. City and regional scale strategic planning, incorporating infrastructure and traffic and transport planning.
- h. Urban design.
- i. Schematic architectural design.
- j. Development guidelines.
- k. GIS compilation.
- l. 3D computer modeling, rendering and animation.
- m. Management of infrastructure engineering design.

The B P Development Consulting team has often demonstrated its ability to work cooperatively and constructively within consulting teams comprising local and international consultants, and to establish mutually beneficial long term working relationships with various local based groups arising from professional relationships developed in co-venture project situations.

Our Burchill Partners Heritage

Burchill Partners was a closely integrated planning and consulting engineering practice, founded in 1974 on the Gold Coast in Queensland, Australia, where it was involved in the planning and/or engineering infrastructure design of a huge proportion of that region's urban development.



Most of the consultancy focus of Burchill Partners was civil and structural engineering and environmental sciences, however the company always had an active urban planning unit and on the international stage most of its work was planning oriented.

The extraordinary growth of the Gold Coast, as Australia's premier tourist destination and a major investment centre within the Pacific Basin, provided remarkable opportunities for participation in many major developments, including the signature projects of Robina, Sanctuary Cove, Hope Island Resort, and The Sovereign Islands. Present personnel of B P Development Consulting were significantly involved in the concept formulation and/or the on-going concept development of these projects.

In the late 1980s Burchill Partners recognised that the pace of development in south east Queensland in major new residential communities, integrated resorts and waterfront projects could not continue to provide ongoing opportunities for the application and further development of the company's experience and skills in these specialised areas. However vast opportunities were evident in the application of the company's unique expertise to similar large scale projects in Asia. Mark Windsor, a Director and Partner of Burchill Partners, led its Overseas Division, whose personnel are today incorporated within B P Development Consulting.

Burchill Partners was almost unique in its specialised focus upon urban development and in its integration of consulting engineering and urban and statutory planning. This tradition of professional blending created a culture of cross-discipline understanding and responsiveness which greatly enhances the work today of B P Development Consulting.

In 2006, Burchill Partners became a founding member of a public listed Group and was subsequently absorbed within that Group's Consulting Division with a focus on core civil and structural engineering disciplines principally within Australia.

Our Project Experience

New Community and Residential Planning

The Sovereign Islands, Gold Coast, Australia - Master plan development for progressive construction of this prestigious Gold Coast Broadwater residential community, comprising 6 manmade islands in which every allotment enjoys direct deep water frontage. (1988-2007)



Robina, Gold Coast, Australia - Master planning for an 1,850 ha community development containing one of the Gold Coast's major town centres, 3 local commercial centres and a mix of residential styles within flat and undulating terrain, within a setting of waterways, parklands, and community and recreation amenities including 2 golf courses. (1974-1992)



Tebrau/Plentong River Basin Development, Johor Bahru, Malaysia - Master planning including transportation and infrastructure schematic engineering for residential, commercial and mixed use development on 1,000 ha planned to ultimately accommodate a population of 140,000, for which approval was granted by the Johor State Government. (1997-1999)



Helensvale, Gold Coast - Master planning and progressive micro-planning for a new community comprising 2,400 residential units, two shopping centres and an 18 hole community golf course over 690 ha. (1974-2000)



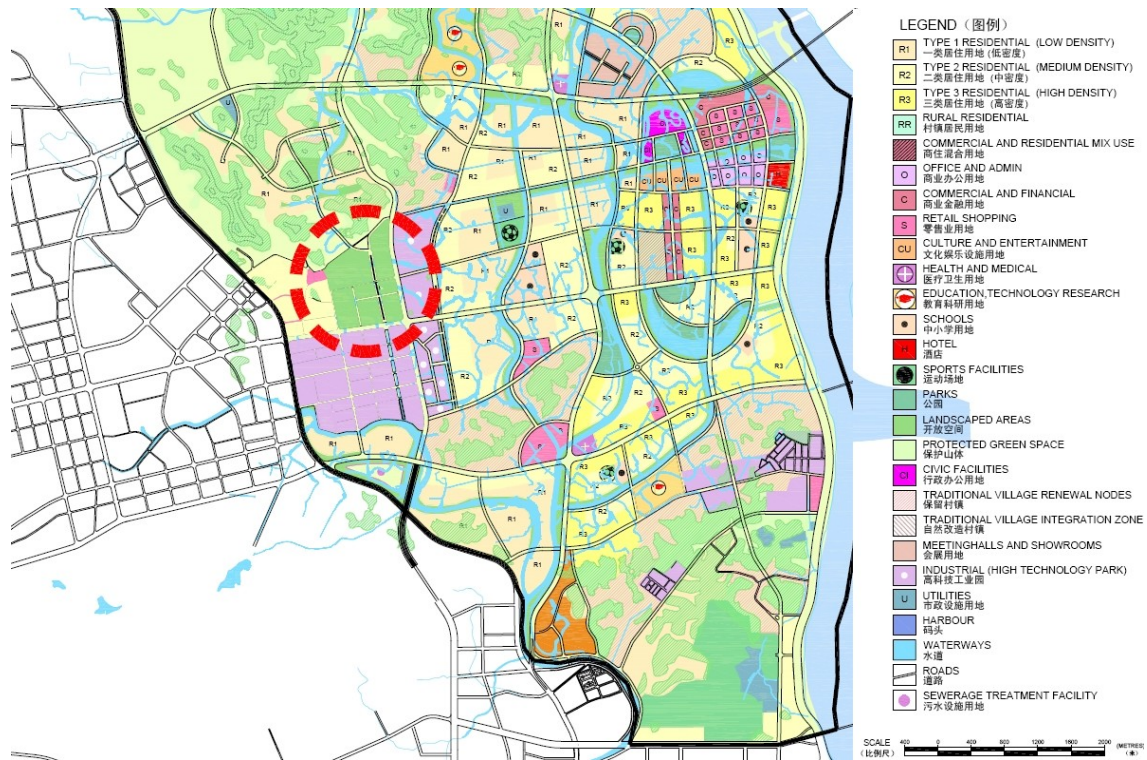
Harbour Quays, Gold Coast – Master planning for a residential canal development containing 211 residential lots and 13 sites for future high density dwellings. (2002-2005)



Al Mizra'a Gated Golf Community, Ras Al Khaimah, UAE – Master planning for a residential community incorporating a 27 hole golf course, 3,400 residential units plus a hotel and commercial development (2006-2007)



Binjiang New District, Guandong Province, China - Detailed master planning of 13,800 ha for Jiangmen City. The massive Sui Jiang River which forms the District's eastern edge, presented challenges for flood immunity and water exchange within an internal waterways network. The master plan is now being implemented by Jiangmen City. (2004-2007)



Emerald Bay Residential Waterway Community, Nusajaya, Johor, Malaysia - Concept planning, schematic infrastructure engineering, hydraulic modeling and schematic design of tidal exchange sluices and a navigable lock on behalf of UEM Land and Limitless LLC. (2006-Ongoing)



Integrated Resort Planning

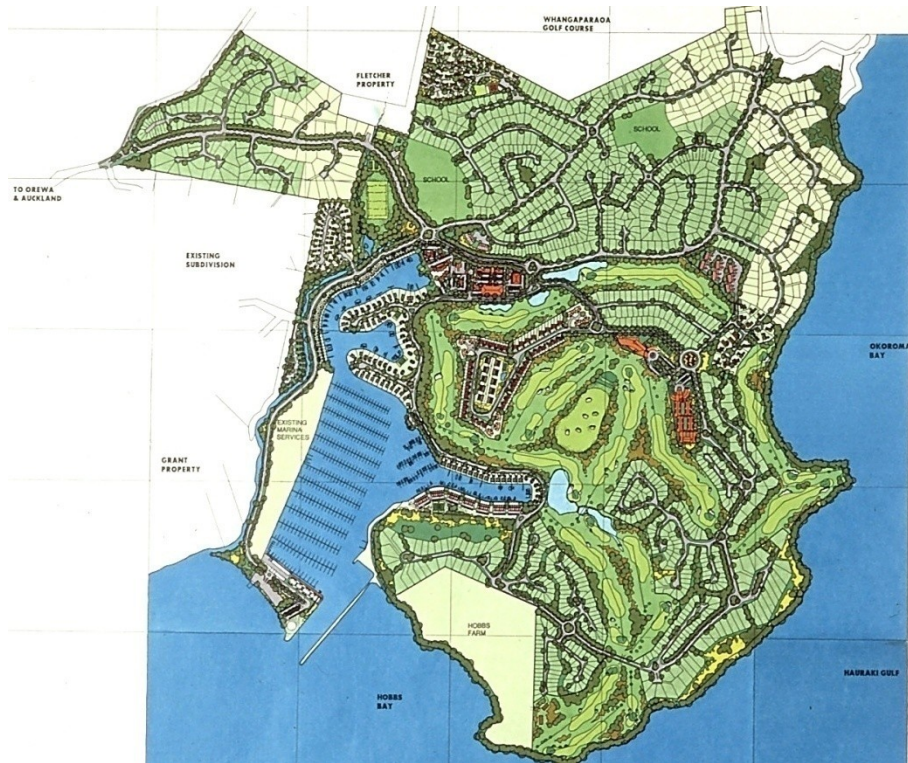
Sanctuary Cove, Gold Coast – project conception and initial concept planning for Australia's premier integrated resort on 220 ha. (1983 – 1989)



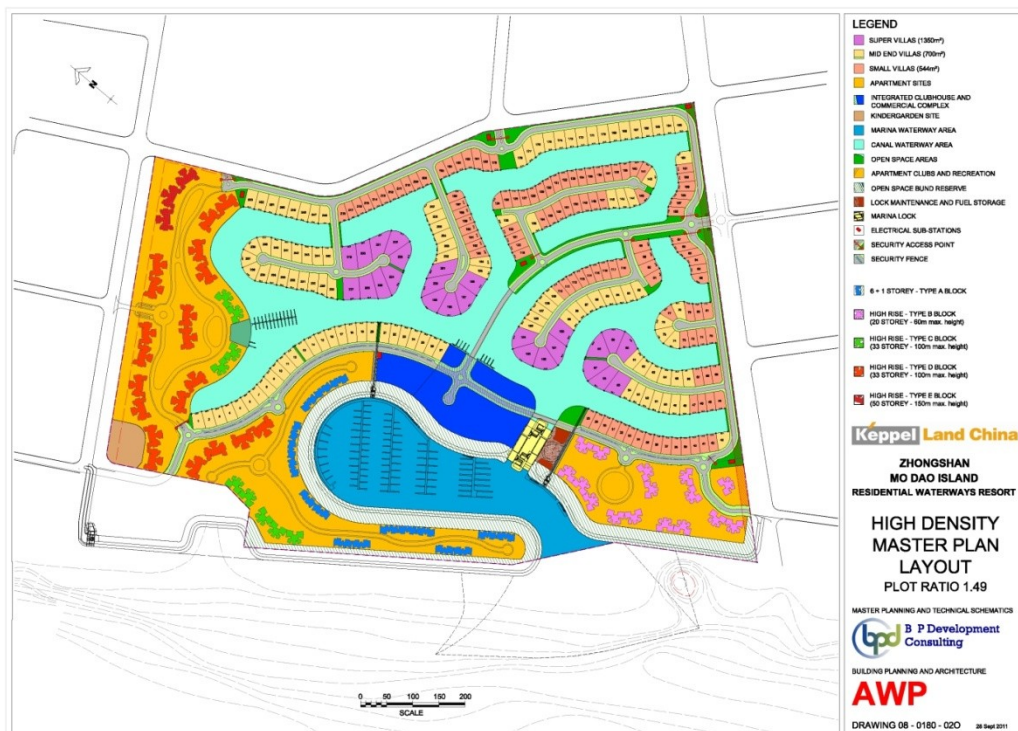
Hope Island Resort, Gold Coast - Initial concept planning and progressive precinct micro-planning of a 340 hectare integrated resort development incorporating a marina and Australia's No.1 resort golf course. (1989 – 2007)



Gulf Harbour, Whangaparaoa, Auckland, New Zealand - Master planning for an integrated resort incorporating a championship golf course, waterfront living and a pre-existing 900 berth marina. (1992 – 1993)



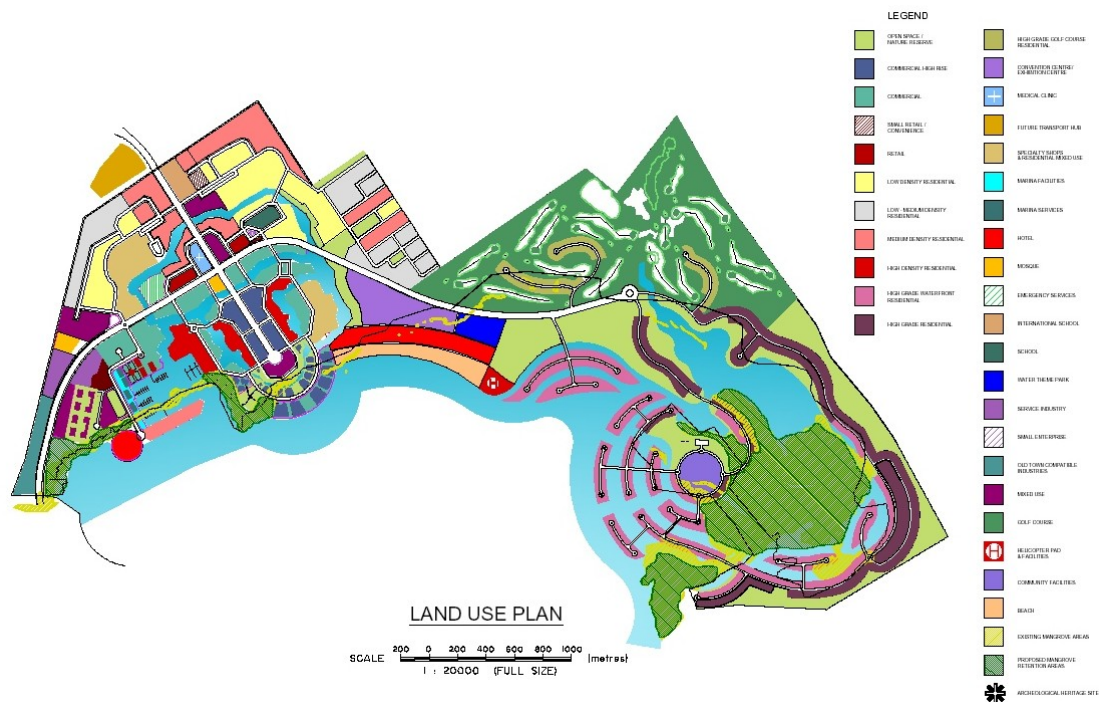
Zhongshan Marina, Mo Dao Island, Zhongshan, China - Master planning, schematic engineering and detailed hydraulic analyses for an 87 ha integrated marina and canal waterways development on behalf of Keppel Land, to accommodate 8600 condominium, apartment and bungalow residential units; a yacht club; commercial development; and a marine services centre. (2008 – 2012)



Royal Phuket Marina, Thailand - Concept planning for integrated marina resort and subsequent Stage 2 detailed master planning. (2003 - ongoing)



Al Khor Beach Development, Qatar - Awarded equal first prize in an international competition to prepare a master plan for a new high quality city on a 730 hectare harbour front site at Al Khor, to accommodate huge population growth associated with rapid development of Qatar's northern oil and natural gas fields. (2006)



Lagoi Bay, Bintan Island, Indonesia - Master planning and schematic infrastructure engineering of 1,300 ha to ultimately accommodate 9300 resort hotel keys, a residential population of 7600, a marina, golf course and a town centre to serve the entire Bintan Resorts conurbation. (2006 - 2007)



Sentosa Cove, Sentosa Island, Singapore - Detailed waterways planning, marina planning and layout design, harbour entrance and internal revetments design, southern canal precinct entrance and internal revetments design and design of a seawater pumping facility to raise the water level of a pond between Sentosa Cove and the Serapong Golf Course. (1993 – 2008)



Taohua Island, Hangzhou Bay, Zhejiang Province, China – Master planning leading to government authority approvals for a hillside and marina integrated resort offshore from Ningbo. (2005)



Xugong Island, China - Initial assessment report and three conceptual planning options for a proposed resort which lies among the Shengsi County Islands approximately 100kms south east of Shanghai. (2004)



CORPORATE RESUME



Aamby Valley City, Mumbai, India - Master planning and ongoing micro planning, infrastructure design, project management, 3D computer modelling and video documentary production for a 2,700 hectare hill station resort approximately 100 km southeast of Mumbai. The project by one of India's major corporations targets an exclusive gated community residential and holiday home market, exclusive club memberships, local and international resort and sports tourism, institutional and high technology research and development, as well as non-exclusive theme park, recreational and real estate markets. (2000 - ongoing)



Jeju Ocean Marina City, Jeju Island, Korea - Concept Planning for a site of 136 hectares incorporating hotels, residential condominiums, shopping, tourism attractions, a 400 berth floating marina, vibrant marina-side commercial development, and a marine services centre including a 200 berth dry stack storage. (2015)



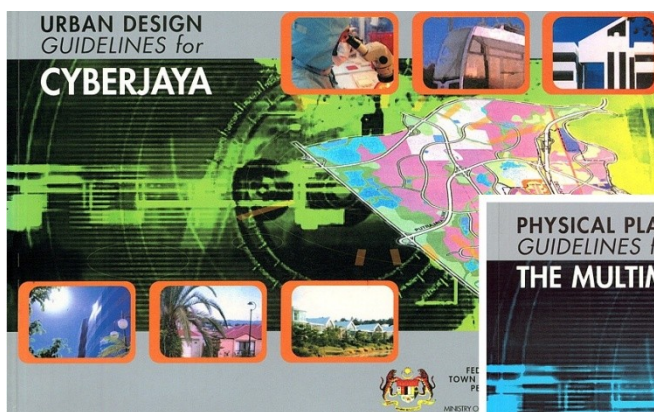
City Scale Urban Planning

Yangshan New City, Shanghai, China – Concept planning and urban feature design adjacent to massive reclamation surrounding Little Yangshan Island for the US\$12 billion Shanghai Deepwater Port for Shensi County. (2004)

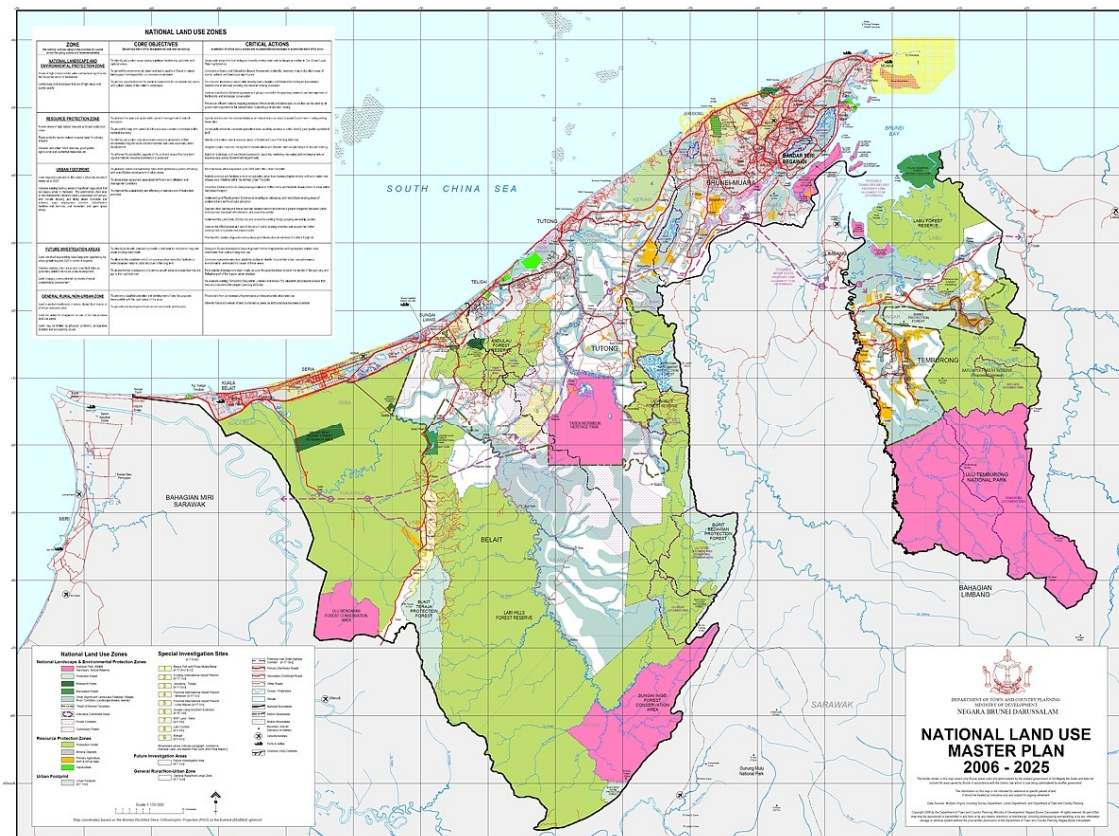


Ancol Baru Jakarta, Indonesia - Concept planning (international competition winner) and subsequent master planning and Stage 1 infrastructure design for a 700 hectare reclamation of the immediate Jakarta waterfront, Indonesia. (1997)

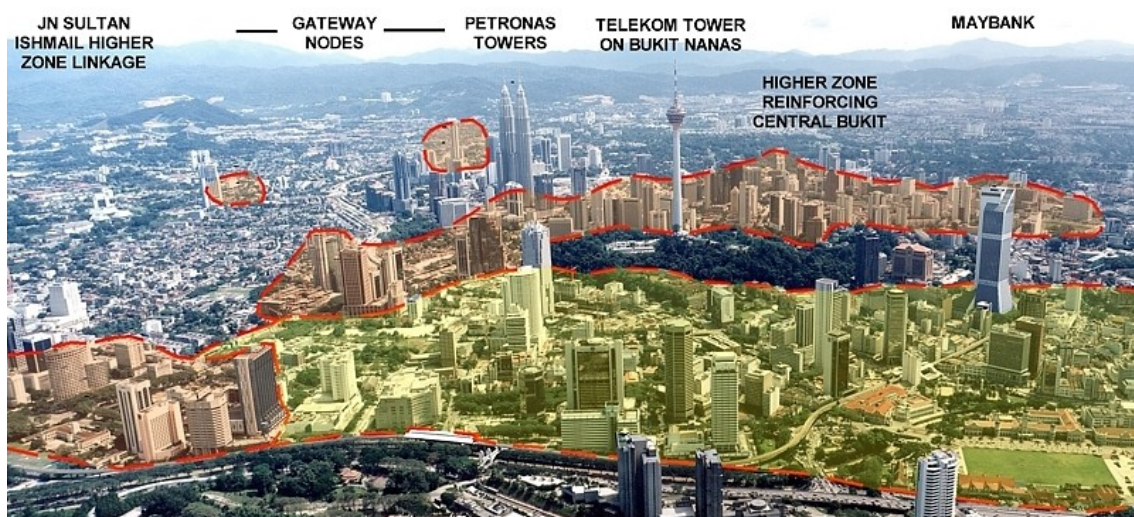
Multimedia Super Corridor (MSC) and Cyberjaya, Malaysia - Preparation of Physical Planning Guidelines for the MSC and Urban Design Guidelines for Malaysia's first cyber city, Cyberjaya, on behalf of the Malaysian Town & Country Planning Department. (2000 – 2002)



Brunei National Land Use Master Plan 2006 - 2025 and Brunei National Land Availability Study – Review of previous national master plan, examination of alternative development strategies, and preparation of a revised National Land Use Master Plan for the period up to 2025 and beyond. The Brunei Land Availability Study involved a comprehensive land inventory with a view to achieving more sustainable land development. (2004 – 2013)



Kuala Lumpur Structure Plan Review and Master Plan to 2020, Malaysia - Specific responsibility for Traffic and Transportation, Infrastructure and Central Planning Area Urban Design sectoral studies on behalf of the City of Kuala Lumpur. (1998 – 2002)



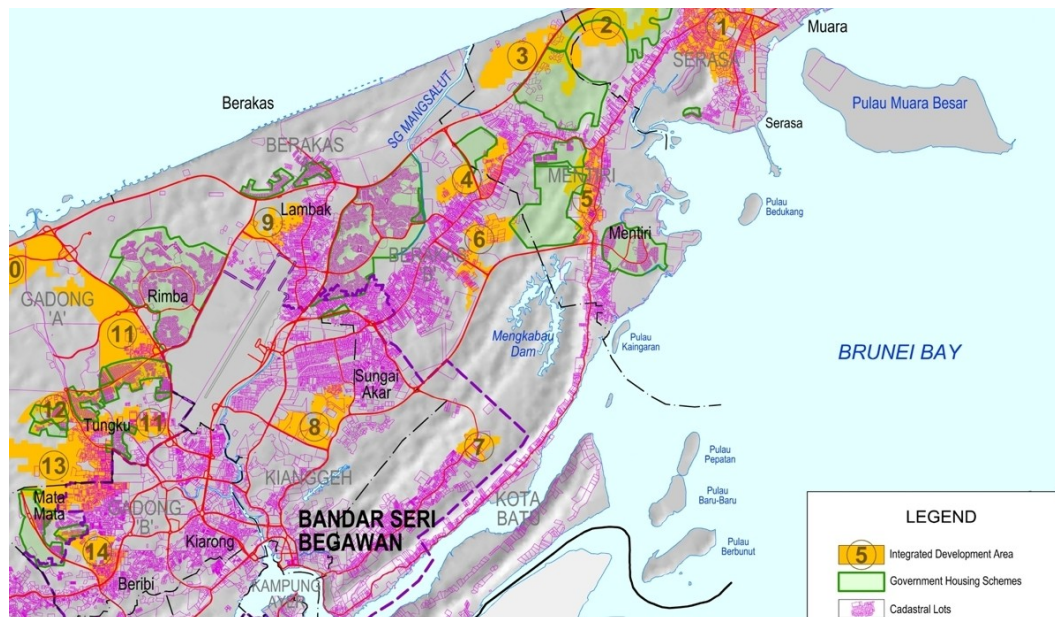
Johor Bahru Central District, Johor, Malaysia – Master planning for massive private sector led CBD and water front redevelopment of the Johor capital city, which received High Commendation in the 1997 Institution of Engineers, Australia Engineering Excellence Awards. (1996 – 1997)



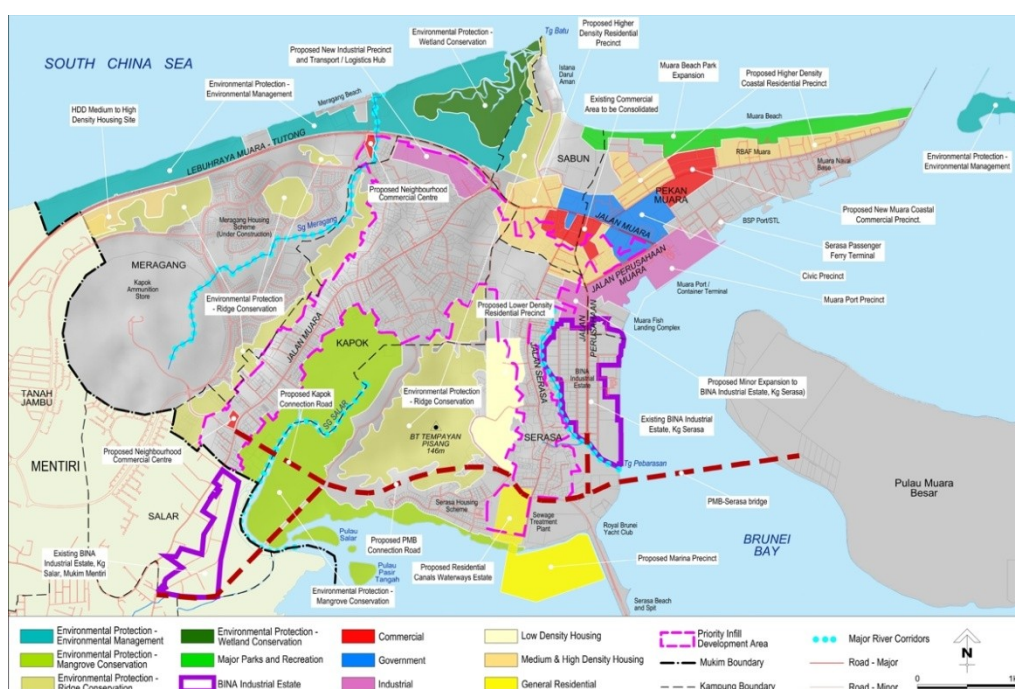
Belait District Plan, Brunei Darussalam – Preparation of a comprehensive plan to guide the spatial development for this 2,724 sq km District, including detailed urban structure planning for areas identified as emergent growth centres which are critical to the strategic development of the District. (2008 - 2012)



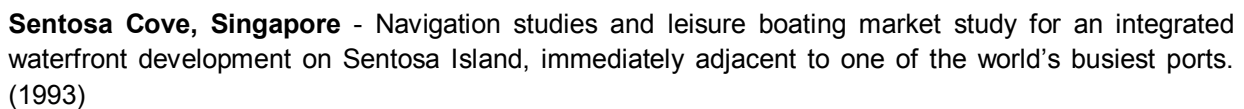
Brunei Muara District Plan, Brunei Darussalam – Undertaken in association with Brunei based Karya Bumi Planning Consultants, the Brunei-Muara District Plan is a comprehensive land use strategy to guide the sustainable development of the 571km² Brunei-Muara district up to 2025. The district is the principal urban centre of Brunei and accommodates more than 70% of the national population. (2011 - ongoing)



Mukim Serasa Local Plan, Brunei Darussalam – Home to the nation's only sheltered deepwater anchorage, Mukim Serasa is set to undergo rapid transformation on the back of nationally significant industrial developments proposed for the locality. With an attractive coastal setting offering tourism, recreation, and residential opportunity across 3,500 ha, it is poised to evolve into a key centre of district growth and settlement. (2011 - 2015)



Johor Coastal Development Management Strategy, Malaysia - Preparation of a reliable database by which the intrinsic values of waterfront land can be factored into the consideration of coastal development proposals, and preliminary coastal management guidelines focused on the Johor and Tebrau Rivers. (1996)



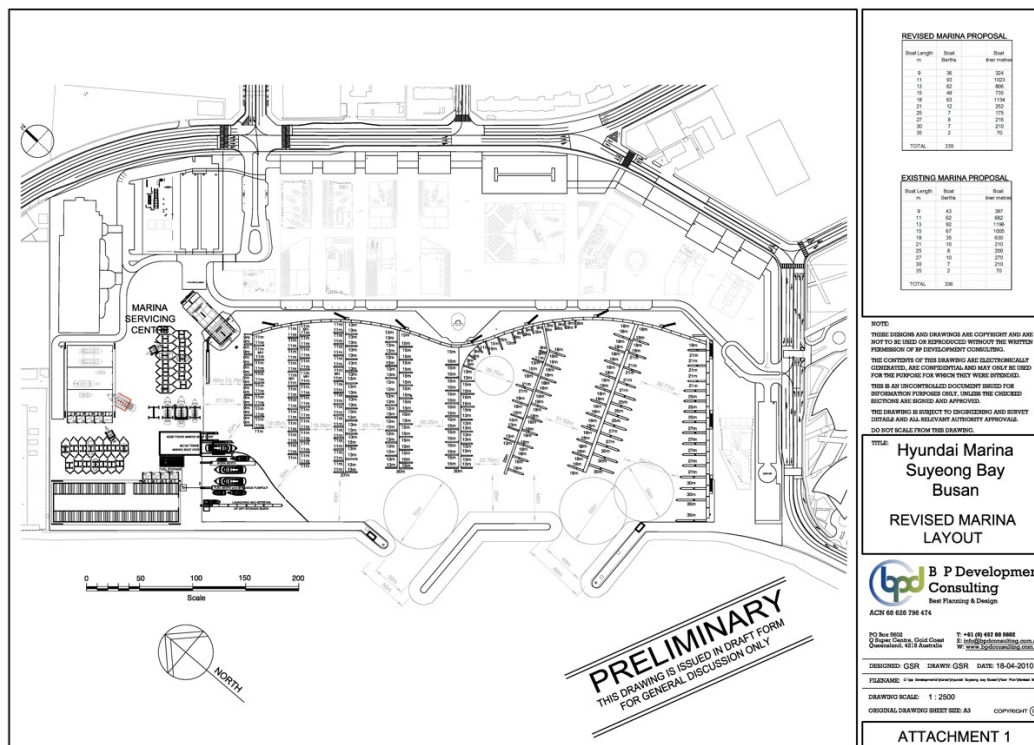
Shenzhou Peninsula Resort, Hainan Island, China - Marine engineering planning consultancies and a specialist international sail boat racing study on behalf of CITIC Pacific, including schematic design of a navigable ocean entrance, marina basin breakwaters, revetments, marine servicing centre and a 250 berth marina. (2008 – 2009)



Putrajaya, Malaysia - Lake Use and Navigation Master Plan, Emergency Response Plan, and Action Plan for the 600 hectare lake and wetland system at the heart of Malaysia's new Administrative Centre, for Putrajaya Development Corporation. Subsequent design of lake use facilities and schematic design of the emergency response and vessel maintenance centre. (2001 – 2006)

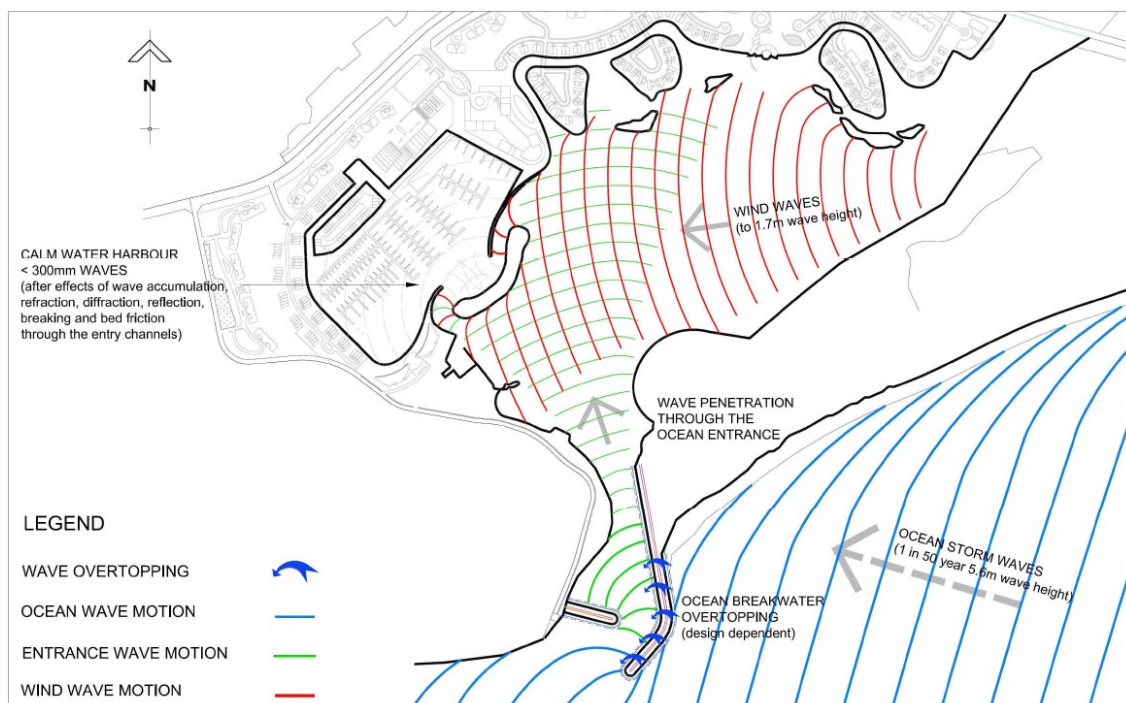


Busan Marina & Maintenance Facility, Suyeong Bay, Busan, Korea - Detailed layout planning in association with CKMarine Group, for development of a marine maintenance facility and sailing centre, and concept planning for redevelopment of the floating marina and surrounds. (2010)



Marina and Super Yacht Facility Planning

Benoa Harbour, Bali, Indonesia (50 berth)
 Busan Marina & Maintenance Facility, Korea
 Gimpo Marina Terminal, Gyeong-In Waterway, Seoul, Korea
 Hope Island Resort, Gold Coast (350 berth)
 Mo Dao Island, Zhongshan, China (460 berth)
 Pantai Mutiara, Jakarta, Indonesia (194 berth)
 Palm Diera & Diera Extension, Dubai, marina planning study (up to 8000 berths)
 Port Meirion, Gold Coast (61 berth)
 Sentosa Cove, Sentosa Island, Singapore (230 berth including 10 super yacht berths)
 Shenzhou Peninsula, Hainan Island, China (250 berth)



Whitsunday Sailing Club, Airlie Beach (600 berth)
 Zaron Island, Phuket, Thailand



Ferry Terminal Facilities

Putrajaya Lake, Malaysia - Planning, design and contract administration of 6 cruise boat/ferry terminals.



Kumamoto, Japan - Ferry terminal schematic design.

Queenscliff and Sorrento, Victoria, Australia - Design, authority approvals and construction supervision of roll-on / roll-off vehicular ferry terminals.



Spencer Gulf, South Australia - Vehicular ferry terminal schematic design, project feasibility and Impact Assessment Studies

3D Computer Modeling and Video Documentaries

3D Modeling is the most effective and versatile method of presenting a proposed development for a variety of audiences including government authorities, internal discussions, public displays and marketing to investors and end purchasers. 3D modeling's versatility is highlighted by its output to animations, prints of any size, PowerPoint presentations, video documentaries, websites, brochures etc.

Very few 3D specialists have the software to handle huge projects. BPD Consulting operates a 3D system that is tailored to producing and rendering enormous 3D models quickly and cheaply.



In association with Newtons Corporate Communicators, the personnel of BPD Consulting have worked successfully to produce marketing videos containing 3D imagery and animation for clients in Australia, New Zealand, Malaysia, China and Japan. In particular, videos delivering powerful messages have been successful in beneficially influencing those in decision making positions at the critical early stages of a project.

