



**CAPABILITY STATEMENT**



“

*Building is more than  
a contract — it's a relationship.”*

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St John Paul II Building  
Australian Catholic University  
Banyo



# ABOUT US

**Tomkins Commercial is a family-owned national construction business based on the belief that building is more than a contract – it's a relationship.**

Over the past 70 years, Tomkins has embodied that ethos by building strong relationships with clients across Australia. With more than \$400 million of work-in-hand, Tomkins' profile and capabilities have grown to deliver large-scale industrial and residential projects, while remaining true to its origins of continuing to deliver smaller speciality builds and tenancy fit-outs that our clients continue to value.

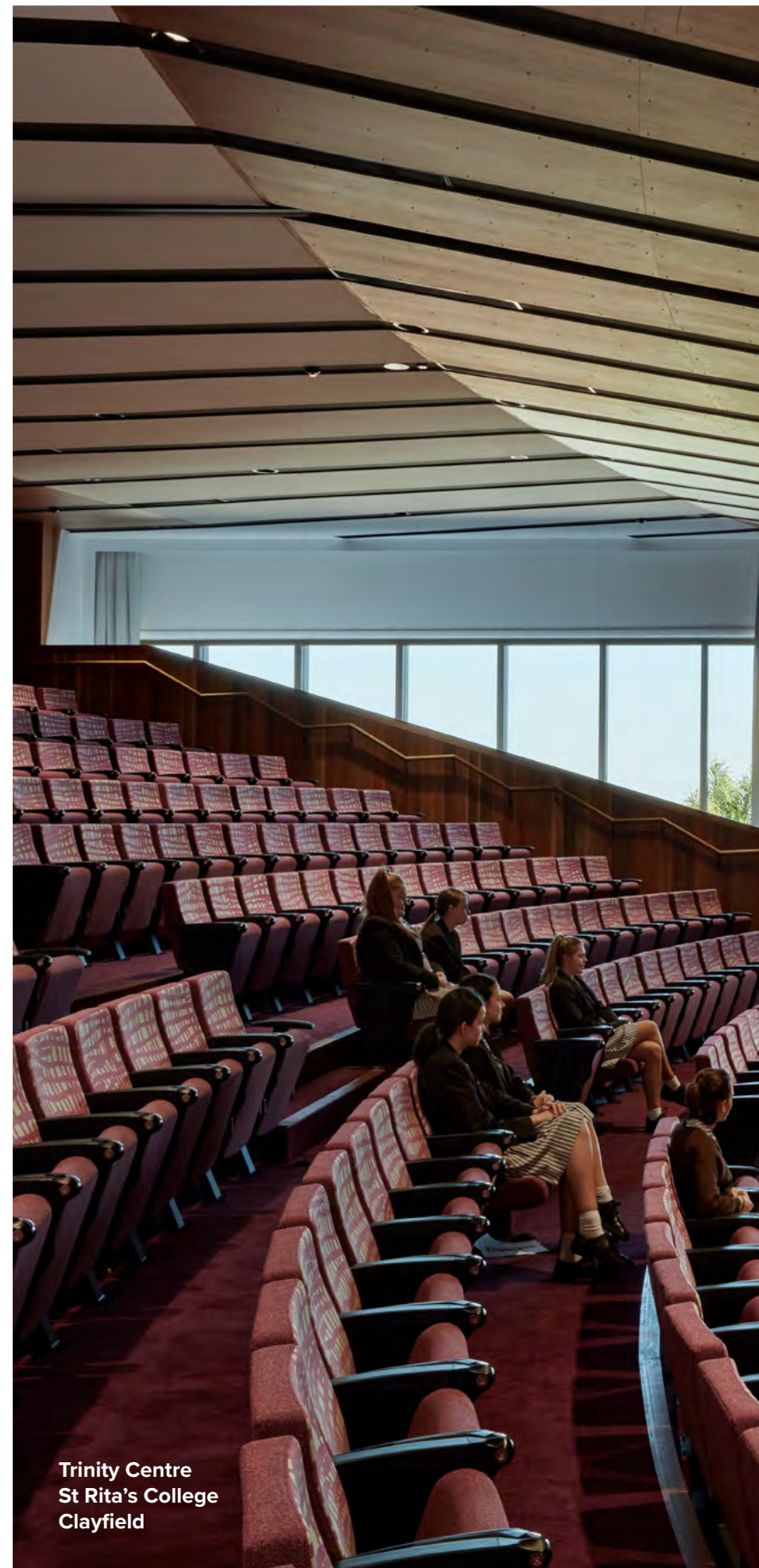
Underpinned by a strong balance sheet and robust management systems, Tomkins' reputation as a trusted and independent company has forged its place as an industry leader across multiple sectors including local and state government, airports, universities, education and health care providers, commercial and residential developers, and industrial groups.

Our projects are delivered via early contractor involvement, design and construct, managing contractor, and traditional construction methods of procurement.

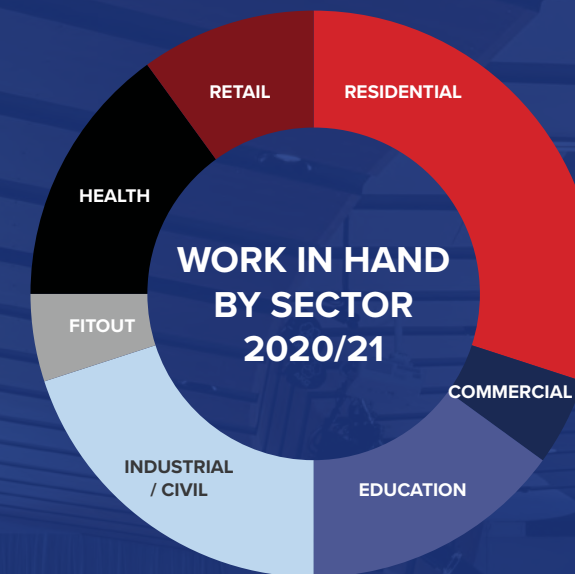
By working with Tomkins, our clients know they are working with an innovative solution-orientated partner that delivers projects of long-term value.

The relationships we build extend to those we have with our people. Our commitment to creating an innovative and safe culture that embraces critical thinking, allows our people to collaborate with our clients to bring their vision to life, no matter the challenge.

It is from this viewpoint that we deliver projects that foster innovation and creative solutions that strengthen and enhance communities well into the future.



Trinity Centre  
St Rita's College  
Clayfield



OVER  
**300**  
PROJECTS  
DELIVERED

**\$128M**  
LARGEST PROJECT  
UNDER CONTRACT

**60:40**  
INSTITUTIONAL  
TO PRIVATE  
CLIENTS

**\$110K**  
SMALLEST PROJECT  
DELIVERED



**130**  
EMPLOYEES

**\$250M**  
FORECAST TURNOVER  
2021/2022

**BRISBANE  
GOLD COAST  
SUNSHINE COAST  
SYDNEY**



“Tomkins are one of our most trusted and respected contractors; we hold them in the highest regard.”

David Keir, Chief Development Officer  
Port of Brisbane PTY LTD

Linton Apartments  
Kangaroo Point

EXECUTIVE LEADERSHIP TEAM

Tomkins Executive Leadership Team (ELT) is the foundation from which a strong, sustainable, and successful construction company is built. Their extensive industry experience combined with decades of management knowledge has led them to strategically shape the business into the fast-growing, successful company it is today.

The ELT works closely with an External Advisory Board to ensure considered and robust strategic business practices. Founded in 2018, the External Advisory Board is made up of three members with vast experience across finance and business.



ROBERT LIGHTFOOT  
CHIEF FINANCIAL OFFICER

JULIAN FRENCH  
GENERAL MANAGER

MIKE TOMKINS  
DIRECTOR

BEN BOWDEN  
OPERATIONS MANAGER

SENIOR MANAGEMENT TEAM

Our Executive Leadership Team is supported by our Senior Management Team - working in tandem with the project teams to deliver results for our clients. Consisting of industry professionals who bring decades of experience and knowledge from both construction and non-construction backgrounds, the Senior Management

Team's knowledge and experience provides the necessary leadership support for teams across the business to achieve excellence in their respective fields. This includes working closely with internal and external stakeholders to ensure safe delivery of our projects on time, within targets and in line with governance.



CLINTON FRENCH  
PRECONSTRUCTION  
& ESTIMATING  
MANAGER



MARK DIXON  
BID MANAGER



SEAMUS KEARNEY  
CONSTRUCTION  
MANAGER



JOHN WALKER  
HEALTH, SAFETY  
& ENVIRONMENT  
MANAGER



CHEYNE KOOLSTRA  
QUALITY MANAGER



CHRIS FERRIS  
HUMAN  
RESOURCES  
MANAGER



RHOD GAVIN  
BUSINESS  
RELATIONSHIP  
MANAGER



MARTIN HENRY  
BUSINESS  
RELATIONSHIP  
MANAGER



SHERRYN DAVIDSON  
FINANCIAL  
CONTROLLER



BRENDEN ROLLEY  
INFORMATION  
TECHNOLOGY  
MANAGER



# OUR PEOPLE



## INVESTING IN OUR PEOPLE

With relationships at the core of our business, great people remain the key to our success.

Several of our Senior Management Team have been with Tomkins for over a decade and through strong leadership champion our way of working. We also have a significant group of team members who have been with us for five years or more.

Over the past five years, we have seen our team grow from 35 to over 130 people while continuing our commitment to family values that have helped us get to where we are today.

We have focused on hiring the right people for our team, and in turn, we give our people the opportunity to work on leading builds and develop strong productive relationships with clients. Our team enjoy a flat management structure allowing collaboration and mentorship from executives and regular social events for our people and their families.

We also support our team with regular training and access to an external Employee Assistance Program to ensure there is a helping hand when they need it.

## TRAINING

Training is an essential part of keeping our people and business at the forefront of the industry. Our teams are encouraged to undertake training that will deepen or broaden their skillset and regularly work across different building sectors to ensure diversity in their capabilities.

Not only do our Human Resources team work closely with project teams to ensure all required tickets and qualifications are up-to-date but they also provide opportunities for regular training and development.

Tomkins is investing in the future of its people by providing external leadership training to support their growth into future leadership positions. It is also investing in a Learning Management System which will provide short, on-demand training videos across a variety of topics.

## CADETSHIPS

Creating pathways for our industry remains at the heart of what we do, with Tomkins continuing its successful cadetship program allowing university students studying building and construction to explore different careers in construction. This year we have welcomed numerous students who have become members of the business in areas such as Estimating and Design Management as well as Project Management.

As part of our Cadetship Program, cadets are given exposure to projects across various industries and complexities while being mentored by experienced Tomkins staff. They are also given the opportunity to present to the Executive Leadership Team, Senior Leadership Team and their peers as part of their work on a project.

Upon completion of their four-year degree, and a move into project delivery roles, most of our cadets stay on with Tomkins. Currently, 80 percent of our Project Managers are previous Cadets who have come up through the ranks.

## OUR VALUES



SAFETY



INTEGRITY



INNOVATION



PASSION



RESPECT



ACCOUNTABILITY





# OUR SERVICES

## MAJOR PROJECTS

Delivering technically complex and challenging projects within urbanised environments requires experience, skill and expertise.

From design and construct to management of consultant teams and subcontractors, Tomkins' experience in delivering major projects addresses the needs of the project from inception through to completion and handover, drawing on established tools and techniques to both plan and control the outcome while managing risk.

Working with clients across a variety of sectors, we understand that every project is different, requiring innovative thinking, the right technical expertise and commercial acumen.

Drawing on the best models of sustainable thinking, we lead projects that embrace modern technologies and innovation in design and construction

Our collaborative approach allows us to consider every possibility and anticipate every challenge to ensure projects are delivered efficiently and sustainably.

## SPECIAL PROJECTS

Tomkins has a proud heritage in delivering smaller, bespoke projects which continues with our Special Projects division providing specialised construction solutions for unique builds. While our capability has grown beyond bespoke projects, we haven't forgotten where we came from.

From our early days, we have supported and collaborated with our clients to deliver projects that have challenged the norm, often working in and around existing operational facilities requiring meticulous program management and stakeholder engagement.

Our experience and resources allow us to integrate changes seamlessly into even the most complex environment, ensuring client buildings can continue to evolve and service their intended purpose for years to come.

## CUSTOMER CARE & FACILITIES MANAGEMENT

Tomkins has an established team of key professionals and quality tradespeople to deliver Customer Care and Facilities Management for client assets during its operational life. This ongoing service to better manage the quality and operation of our clients' buildings includes minor works and maintenance, tenancy fit outs and facilities management.

This management service also provides handover training and education of end users on the safe and efficient operation of the building to optimise life span and maintain the long term quality of the facilities.



# OUR DELIVERY METHODS



## EARLY CONTRACTOR INVOLVEMENT

The Early Contractor Involvement (ECI) delivery model provides our clients with the opportunity to harness our relationship-based construction expertise from the very beginning of a project. Integrating our design, cost planning, and construction expertise to inform key design decisions, this delivery solution ensures constructability, cost, time, and quality are governed within a structured and transparent process from the project commencement.



## DESIGN & CONSTRUCT

Our in-house Design and Project Management expertise comes together to offer an integrated approach that ensures the crucial considerations of buildability, efficiency, logistics, time, cost and materials are factored in from the design stage to bring a client's vision to life.



## CONSTRUCTION & PROJECT MANAGEMENT

We have sophisticated project management and reporting systems to ensure each project is delivered within budget, and of the best quality possible. Our proactive and solution-oriented approach to cost planning and project management is supported by our proven track record of effectively managing consultants and trade contractors to ensure construction sites run efficiently.



## TURN-KEY DELIVERY

Our turn-key construction solutions provide support for those customers who are seeking a complete delivery service — from the creation of a project brief through to building approvals, design development, construction and the handover of the finished asset. This streamlined service allows customers to leave all the details of a project in the capable hands of our expert team.



## CONSTRUCT ONLY

As the cornerstone of what we do, our Construct Only model means we work to client's design and specifications and look to value-add through expert construction methodology that is safer, faster and more efficient. This extends to identifying design opportunities to present to clients to ensure value is recognised through the construction process.





# SAFETY & ENVIRONMENT



**Safety underpins all that we do at Tomkins – it is embedded in our values, culture and how we operate on site. Our commitment to safety is guided by our 'Think **SAFE** Be **SAFE**' brand which focuses on ensuring everyone in the Tomkins family understands our culture and safety mindset.**

Our commitment to achieving zero harm rests on our approach to risk management across all areas of the business and understanding the role our people and those who work on our sites play in keeping safety top of mind.

In 2021 we launched our 'Why Safety Matters' campaign, which encourages everyone to think about their personal 'why' for staying safe on site. The campaign aims to remind everyone involved in our projects about the

importance of staying safe so they can get home to their loved ones and are fit and well so they can do the things they enjoy.

Sustainable practices are embedded in how we approach our activities on site every day. Operating in a sustainable and responsible manner is essential to delivering projects of the highest standard that are not only valued by our clients but the communities in which we operate.

Our commitment to sustainable environmental practices is reflected in our proactive engagement with government authorities to ensure ongoing compliance, and to continually improve our systems. This is underpinned by our experience in delivering Green Star projects.



Think **SAFE**  
Be **SAFE**

Why **SAFETY**  
**MATTERS.**

# QUALITY



**Our strong and robust quality management system enables us to provide expertise across a wide range of project forms and deliver a framework that ensures compliance across our construction, health and safety, environmental and procurement disciplines.**

Our vision is to create a company that allows for growth, security, sustainability and innovation which, in turn, will ensure excellent client relationships together with quality project outcomes.

To ensure we deliver quality projects we have a dedicated team of professionals whose key focus is on the quality of our work throughout design, construction and delivery. Our Quality Manager regularly audits our sites to ensure compliance with not only the relevant

standards and building codes but with the high standards expected of Tomkins.

The team have developed a Quality Manual to provide technical information to our teams and to define the minimum requirements our project teams need to comply with. New chapters of the Quality Manual are regularly added and updated to align with changing compliance and building codes.

In combination with the Quality Manual, the Safety Manager has also implemented quality-focused training programs to continually educate our team on the expected standards.





# OUR RELATIONSHIPS

“We are proud of delivering projects which *enrich* and sustain local communities.”

**Relationships are our point of difference – it is what our business is built on.**

We work with like-minded people on our projects because experience shows this is the best way to deliver quality outcomes on time and on budget. Our expertise in bringing a client's vision to life provides confidence in our approach to delivering industry leading construction techniques with the personal touch of a family business.

Our work can be distinguished by our teams' unwavering commitment to safety, efficient and effective work practices and the respect and consideration shown our clients, colleagues and the communities we work in.

## INDUSTRY

Delivering social and economic value through the work we do is a priority for Tomkins. To achieve this we work closely with local suppliers and subcontractors to ensure projects bring opportunity such as jobs, traineeships and capability-building to deliver ongoing benefit now and into the future.

Thanks to our local supplier networks we are able to engage businesses from within the project area to be a part of the construction journey, ensuring project spend is local and benefiting community.

## COMMUNITY

We are proud of delivering construction projects which enrich and sustain local communities. We believe in supporting this even further by partnering with and contributing to the communities in which we operate, whether this be through frontline engagement as we deliver projects, or the numerous corporate social responsibility initiatives we undertake as a business each year.

We are proud to be able to contribute to the health and wellbeing of communities whether this be through supporting local charities and sporting groups, to creating educational pathways for students interested in what we do.



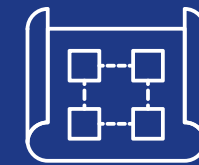


# OUR PROJECTS



Komatsu Distribution Centre  
Wacol

## KEY ASPECTS THAT REGULARLY FEATURE ACROSS OUR MAJOR PROJECTS WORK PORTFOLIO



EXTENSIVE PRIOR PLANNING FOR ALL CONSTRUCTION WORKS



SAFETY OF SITE AND SURROUNDING ENVIRONMENT



COMMUNICATING TO COORDINATE ACTIVITIES HARMONIOUSLY



INTEGRATING STAKEHOLDERS DURING DESIGN & CONSTRUCTION



INNOVATIVE SOLUTIONS AND VALUE MANAGEMENT



SHARED PASSION FOR CREATING A SUSTAINABLE ENVIRONMENT



# RESIDENTIAL



## PANORAMA APARTMENTS

Design & Construct

Bowen Hills

Arden Group

2020

Offering panoramic views across Brisbane, this 27-storey residential tower comprises 256 one and two bedroom apartments in addition to five retail tenancies and six levels of parking.

The luxury apartments feature stone benchtops to the kitchen and study, double glazed windows for noise reduction, custom made timber-look tiles, ducted air conditioning and high-end fixtures and appliances.

Ten apartments were also customised to provide high-

quality housing for individuals with disabilities or complex care needs enabling them to live independently. These single-level apartments have been designed to achieve Liveable Housing Design Guidelines and Disability Building Code.

With a resort-style pool podium and barbecue facilities located on Level 5 of the residential development, the building also features a Sky Deck on the Level 26 roof terrace with a fully irrigated garden and dining space.



## SILK ONE RESIDENCES

Design & Construct

Woolloongabba

Silk One

2021

The development will feature 172 apartments across 20 storeys, with retail and office spaces at the lower levels. The rooftop concept for Silk One incorporates a terraced timber deck and pergola with dining and BBQ areas directly into The Gabba stadium.



## SEANNA RESIDENCES

Design & Construct

Bokarina

Clark Group

2021

Set on two hectares of beachfront parkland, Seanna Apartments will comprise 63 apartments over eight levels, and will feature a landscaped pool podium in addition to a retail and dining precinct.



## RISE APARTMENTS

Design & Construct

Maroochydore

SaintSun

2021

The 12-storey development houses 48 units, with a single level basement, two levels of above ground carparking, and resident facilities including a cafe, fitness room, swimming pool and barbecue terrace.



## THE SPARKS APARTMENTS

Design & Construct

Chermiside

Ping Ri Shang

2021

Tomkins will deliver Chermiside's tallest residential tower which includes 108 apartments over 13 storeys, three basements, and a rooftop communal area.



# TOWNHOMES



## RIVERLIGHT NORTH

Design & Construct

Hamilton Reach

Frasers Property

2021

Standing 11 storeys high, Riverlight North includes one, two and three bedroom apartments totalling 85 units. Resident facilities include a generous swimming pool, gymnasium, barbecue area, and private dining room.



## BOTANIC RESIDENCES

Design & Construct

New Farm

Joe Adsett Architects

2021

With stunning city aspects, the apartments will include 16 boutique residences sprawling between approximately 177sqm and 626sqm in size, multiple living rooms, garaged parking with storage and direct-lift access to each apartment.



## ATLAS APARTMENTS

Design & Construct

South Brisbane

Long Ze International Development Group

2019

Tomkins delivered second stage to Long Ze International's twin tower development in South Brisbane. We were engaged to extend the projects carpark and podium levels before building 12 levels of residential units.



## RIVER HOMES

Design & Construct

Hamilton Reach

Frasers Property

2019

Tomkins delivered eight luxury townhouses for repeat client Frasers Property which include sprawling living spaces that include private plunge pool and entertainment terrace. The 295sqm and 396sqm townhomes each include their own lift.



## SIERRA NUVO RESIDENCES

Design & Construct

Highgate Hill

Highgate Hill Future Property PTY LTD

2020

Sierra Nuvo is a six-level, residential development of 44-apartments located at Highgate Hill. The project included delivery of four bespoke penthouses; with the remaining residences a mix of two, three and four-bedroom apartments.



## LINTON APARTMENTS

Construct Only

Kangaroo Point

Quantum

2019

Tomkins was engaged to construct Linton Apartments in Kangaroo Point, Brisbane. The inner-city build consists of 148 one, two and three-bedroom residential units over 19 levels. The 66-week build features apartments between 52sqm and 103sqm.



## AURA APARTMENTS

Design & Construct

Milton

Blue Sky Alternative Investments

2020

Spanning over 20 levels with 82 apartments, retail tenancies and car parking; Tomkins delivered residential build Aura located at Milton. The complex boasts one, two and three-bedroom apartments ranging size from 66sqm to 196sqm.



## PERSSE PALACE

Design & Construct

Runcorn

Persse Palace

2013

Tomkins demolished, completed earthworks, construction and landscaping of 31 townhouses in Runcorn. The scope of work involved two bio-retention basins including associated swales, internal loop roadway, external works and landscaping and boundary remediation works.



# INDUSTRIAL



## KOMATSU DISTRIBUTION CENTRE

Design & Construct

Wacol

Komatsu Australia

2021

As Komatsu’s largest Distribution Centre in Australia, the greenfield project comprised the construction of a 17,500sqm facility plus an additional 3,000sqm of awnings. The facility encompasses five distinct areas, the distribution centre, a large parts storage area, mezzanine, dispatch office and state-of-the-art Innovation Hub.

The 15,000sqm Distribution Centre houses storage parts and equipment and contains a fully automated racking and picking system, with the large parts storage section featuring eight metre high roofline and serviced by a 30 tonne gantry crane; and a 2,500sqm mezzanine area consisting of purpose-built offices, meeting rooms, large scale amenities, a commercial kitchen and end-of-trip facilities.

With the 1,200sqm Innovation Hub section to be used for sales, displays and events, the space includes 400sqm

of curtain wall and an eight metre high ceiling. This area was delivered with a fully integrated audio-visual system including a 360 degree visual display area, two 180-inch projector screens, public address system, lighting and curtains.

The new facility is linked to an adjacent, existing Komatsu facility via an tunnel under the 40 tonne machine hardstand. This tunnel is constructed out of 290 series 40Mpa high strength blockwork and a suspended slab.

External areas were also delivered in conjunction with the project, providing more than 250 carparks on either concrete or asphalt cement. A combi fibre and steel mesh hardstand area was delivered to support movement between an adjacent existing Komatsu facility and the new build.



## CENTURIA WAREHOUSE

Design & Construct

Bundamba

Centuria

2021

A 9,000sqm warehouse with a burnished fiberecrete slab which includes a 1,170sqm office. The project will be one of Australia’s first 5 Star Green Star – Design & As Built Certified industrial buildings under the Green Building Council Australia’s (GBCA) new rating guidelines v1.3.



## MYLAN PHARMACEUTICALS WAREHOUSE

Design & Construct

Bundamba

Mylan Pharmaceuticals

2020

A 10,093sqm warehouse, 700sqm main office and amenity area, and 10,035sqm of heavy-duty pavement. The specialised warehouse is climate controlled to strict temperature requirements.



## MIELE WAREHOUSE

Design & Construct

Brisbane Airport

Brisbane Airport Corporation

2018

Comprising of a 6,000sqm warehouse and an attached 1,065sqm office, this project includes a showroom and service centre with polished concrete floors, an external car park and a loading facility.



## SILK LOGISTICS WAREHOUSE

Design & Construct

Port of Brisbane

Silk Contracts Logistics

2019

The 56,650sqm development consists of a 15,000sqm warehouse, 350sqm transport and dispatch office, 20,000sqm of heavy-duty hardstand and 5,000sqm of truck parking.





POOL TILE WAREHOUSE

**Design & Construct**

**Brisbane Airport**

**Brisbane Airport Corporation**

**2019**

Tomkins delivered a 4,500sqm warehouse and 700sqm of office and showroom space, two dispatch offices and 66 at-grade parks on the 12,460sqm site.



HAYMANS ELECTRICAL WAREHOUSE

**Design & Construct**

**Brisbane Airport**

**Brisbane Airport Corporation**

**2015**

Tomkins completed construction of the 4,600sqm warehouse, two-storey office, concrete hardstands and car park, bio-basin, landscaping and a 390,000 litre fire tank and sprinkler protection system two weeks head of schedule.



DHL WAREHOUSE & EXPANSION

**Design & Construct**

**Brisbane Airport**

**Brisbane Airport Corporation**

**2014 and 2020**

Tomkins continue to build on a strong relationship with repeat client Brisbane Airport Corporation with the construction of a DHL Express Warehouse in 2014 and the expansion of the warehouse in 2020.

The DHL Express Gateway & Service Centre comprises 3,500sqm of warehouse, 780sqm offices, 2,650sqm heavy-duty external paving, stand-alone power generation systems and state of the art services and management systems. The base building project scope involved partial demolition of an adjacent building to accommodate the new site and bulk excavation of unsuitable material.

Tomkins delivered the expansion of DHL's service capabilities by constructing a 6,000sqm warehouse and 450sqm office. The new warehouse and office were

constructed adjacent to the existing DHL facility. The original facility needed to remain fully operational for the duration of the expansion works.

Works were scheduled earlier in the day to minimise disruptions to usual DHL operations. Activities such as tilt panel operations were commenced at 3am and were completed before the earliest shift start at the adjacent facility at 6am.

Works that could impact power connections to the adjacent businesses were undertaken out-of-hours and on weekends. Tomkins coordinated temporary generators for businesses that would be severely impacted by any loss of power.



AIR MENZIES WAREHOUSE

**Design & Construct**

**Brisbane Airport**


**Brisbane Airport Corporation**


**2020**


The project included the delivery of a 2,500sqm fully acoustic-rated warehouse with an associated 500sqm office facility.




QUEENSLAND GLASS WAREHOUSE

**Design & Construct**

**Port of Brisbane**

**Port of Brisbane**

**2018**





Tomkins constructed the 7,500sqm warehouse facility located at the Port of Brisbane, which included internal mezzanine structures and external awnings.



# EDUCATION







## ADMINISTRATION BUILDING

- **Construct Only**
- **Southport**
- **Aquinas College**
- **2020**

The project involved the demolition of existing buildings before the construction of a new two storey building comprising 2,200sqm of office space, three general learning areas and a first aid room, 3,000sqm of external walkways and landscaped areas.







## ST JOHN PAUL II BUILDING

- **Construct Only**
- **Banyo**
- **Australian Catholic University**
- **2015**

The building features elements such as post tension concrete slabs, glazed curtain walls, state-of-the-art mechanical and electrical services, and large open space plans.



## TRINITY CENTRE

- **Construct Only**
- **Clayfield**
- **St Rita's College**
- **2020**

The five-storey Learning Precinct comprises 5,000sqm of general learning space, a 400-seat auditorium, drama studios and performance spaces, music tutorial areas, practice rooms and staff areas.

With construction occurring in a live school environment, the project required the demolition of existing buildings and landscaped areas to make way for the new precinct, in addition to the refurbishment of the lower levels of the existing Kennedy and Chapel buildings for a new





commercial kitchen, tuckshop, amenities and storage areas.

Given the school's location bordering a neighbouring primary school, and residential properties, the project was undertaken to minimise effects on the surrounding community while ensuring progress of the build.

The state-of-the-art precinct has been built to provide a flexible, contemporary learning environment affording peer-to-peer collaboration with integrated world-class technology.







## JK MURRAY LIBRARY EXTENSION

- **Design & Construct**
- **Gatton**
- **University of Queensland**
- **2016**

The scope included the refurbishment and extension of the existing library, providing larger learning spaces to accommodate for students needs along with additional resources for the university staff.



## ADMINISTRATION CENTRE

- **Lump Sum Contract**
- **Karrabin**
- **West Moreton Anglican College**
- **2017**

Tomkins delivered administration facilities and extensions within a live school environment. The project included demolition, extension, and refurbishment of the existing reception building plus delivery of a kitchen, first aid room, waiting room, and two adjoining classrooms.





SPORTS HALL & SCIENCE BUILDING  
REFURBISHMENT

Design & Construct

Park Ridge

Parklands Christian College

2016

3,300sqm multi-purpose sports hall facility with parking area and refurbish the college’s science area. The refurbishment included the fit-out of the science building, and multiple other upgrades around the college



SCIENCE BLOCK EXTENSION

Design & Construct

Manly West

Moreton Bay Boys College

2016

A three storey Science Block extension and refurbishment of existing classrooms. Tomkins’ scope of work included the demolition of existing outer block façade wall while the building remained operational with classes each day.



MACKILLOP CENTRE REFURBISHMENT

Lump Sum Contract

Nudgee

St Joseph’s Nudgee College

2020

Tomkins’ scope for the project included refurbishment and fitout services for the Mary Rice Early Learning Centre at St Joseph’s Nudgee College.

Tomkins delivered nine activity rooms, art room, theatre space, play areas and three sleep rooms. Each activity room is equipped with a large tree structure created with joinery, with each tree designed to resemble a different tree type with varying colours and cut-out leaf shapes.

The large play areas are equipped with doors that open to the external spaces. Externally, the team delivered a large, landscaped area for the children featuring sandpits, a rope run, water pumps and a play fort.

For the staff members, Tomkins delivered multiple workstations, private offices and a staff room.

The scope included the delivery of a feature ceiling in the library and timber joinery feature trees throughout the centre. Tomkins worked closely with the client to carefully coordinate in the installation and implementation of these key features to meet the design requirements.

The client specified a Marmoleum floor with intricate patterns in the corridor areas. Marmoleum is a tricky product to work with as it can bubble up and curve at the edges if it is not installed correctly. This component required careful planning to deliver, with the team’s focus on the task and careful coordination of concurrently occurring trade work allowing for a successful and neat installation of the floorwork.



THE BROOK EARLY EDUCATION & CARE

Design & Construct

Kedron

The Brook Early Education & Care

2016

This project saw dilapidated and outdated buildings renewed into a 4,694sqm high-quality childcare centre, which will accommodate 220 children and over 20 staff in modern, engaging, safe and practical learning and activity areas.



HOMECON RICHLANDS

Construct Only

Richlands

Home Consortium

2021





Tomkins was engaged to construct a 2,000sqm childcare centre for Home Consortium. The modern facility features five sections for children, a commercial kitchen and over 900sqm of secure play area.



# COMMERCIAL & COMMUNITY







## CHERMIDE LIBRARY & NORTH REGIONAL BUSINESS CENTRE

- **Design & Construct**
- Chermide
- **City of Brisbane Investment Corporation**
- 2017

The 5 Star Green Star and 5 Star NABERS rated public facility encompasses a 3,500sqm library on ground level, two levels of modern office facilities with an integrated fitout for Brisbane City Council, and basement parking for more than 200 cars.



## SURF LIFE SAVING CLUB

- **Design & Construct**
- Kawana
- **Kawana Surf Club**
- 2014





The scope of the project encompasses the construction of an additional 130sqm to both ground and first-floor level along with the refurbishment of adjacent existing areas to dovetail into the new design.



# OFFICE FITOUT







## HOMECO CAIRNS

- **Design & Construct**
- Portsmith
- **Home Consortium**
- 2021

Over 6,000sqm of commercial space, as well as 6,000sqm of retail tenancies and amenities were delivered. With the installation of a 200kW solar photovoltaic panel and the facilities to fully re-use all the rainwater collected, the centre is targeting a 4 Star Green Star and 4.5 Star NABERS rating.







## OFFICE REFURBISHMENT AND FITOUT

- **Design & Construct**
- Albion
- **Vita Group**
- 2017

The 4,890sqm project spans over five levels and included the re-alignment of the facade, delivery of a new cafe, a refreshing lobby and tenant reception, new meeting rooms, and an open plan office space with internal glazing partitions.







## GLADSTONE COUNCIL OFFICES FITOUT

- **Fitout**
- Gladstone
- **Gladstone Regional Council**
- 2013

A particularly difficult fitout project due to various controls or hold points, the asbestos removal and restricted access into the site. Complete building isolation, air monitoring, and EPA Certification were required prior to any new work being carried out.



## QSCAN HEAD OFFICES FITOUT

- **Fitout**
- Clayfield
- **Qscan**
- 2018

Works consisted of developing 1,200sqm into a contemporary office space. This included creating 13 built in offices with glass walls and partitions, open work areas with desk space to fit up to 70 people as well as training and meeting rooms.



# HEALTH & SCIENCE



## BRADFIELD HOUSE

Design & Construct

Caloundra

Ochre Health Group

2020

Designed to cater for the region’s growing population the state-of-the-art healthcare facility consists of five medical tenancies in a two-storey commercial building, with parking and landscaped areas.

Offering a range of treatment and health care services, the development comprises mixed-use tenancies including general practice, specialist, physiotherapy and pathology clinics, a pharmacy, radiology centre and cafe over a 1,834sqm gross floor area. A semi-enclosed carpark provides 65 off-street parking spaces for staff and visiting patients.

Also delivered were facilities such as end-of-trip and visitor amenities, a stretcher compliant lift, public bike racks, footpaths and landscaping.

Tomkins also delivered the fit-out of Ochre Health’s General Practice clinic, which included over 25 consultancy and procedure rooms to service the local community.



## PSYCHOLOGY DEPARTMENT

Construct Only

Banyo

Australian Catholic University

2011

Tomkins’ project scope included internal demolition, construction of five new highly acoustically treated consult rooms, secure store, reception and all associated data/ electrical/mechanical upgrades to suit.



## SPRING HILL MEDICAL CENTRE

Design & Construct

Spring Hill

Silverstone Developments

2022

The nine-storey centre will feature six levels of full amenities fitout, five levels of parking and ground level retail tenancies. The building will also include a roof-top plant space and recreational terrace area and aim to achieve a 5 Star Green Star certification.



## ELKHORN BUILDING REFURBISHMENT

Design & Construct

Indooroopilly

University of Queensland

2021

The project involves the delivery of specialised laboratories, a production kitchen, training spaces and offices to house plant and equipment, an enclosed lift structure connected to the main building by walkways, new façade work and infrastructure upgrades.



## SIR WILLIAM MACGREGOR BUILDING RESEARCH LABS

Construct only

St Lucia

University of Queensland

2017

Tomkins scope of works included the full demolition of the entire 1,500sqm first floor internal areas and refurbishment of all services including a new PC2 laboratory, new administration offices, a blended learning zone for students, breakout deck and a goods receiving dock.





COLLEGE JUNCTION HEALTH PRECINCT

 Design & Construct

 Clayfield

 Qscan

 2017

Tomkins delivered a 3,846sqm health services building incorporating and preserving the heritage façade, complemented with modern claddings providing an uplifted street appeal to the local area.

This impressive building features a range of commercial, retail and medical spaces that span across four levels including a basement level with 62 carparks for customers. The project scope also included the installation of a large living green wall approximately 30sqm suspended on the external wall.


The work included the full integrated fitout of Qscan headquarters as well as the medical CAT scanning equipment within a specialised radiation facility.


The retention of the existing brick façade was challenging as it was on an unreinforced 100mm thick concrete footing. The façade was engineered to be supported during demolition and construction until fully tied back into the new building structure. This involved the coordination of many engineers from underpinning, temporary support, piling & basement retention design and final building design.


The external façade had many different finishes and claddings. This included three types of composite cladding with sheet layout patterns in multiple colours, metal cladding, face brick in two colours, rendered brick, bagged brick, and sunscreens. There were a lot of cladding details and junctions to be detailed correctly to ensure a quality finish and weatherproofing.




TRAINING FACILITY FITOUT

 Fitout

 Banyo


 Australian Catholic University


 2015


The internal fitout of the new Post Graduate Training and Research Facility constructed by Tomkins enabled a seamless and controlled occupancy of the facility by the Client. The fitout included furniture within the student interactive learning areas, placement of fitments into new Assimilation Wards, decorative screens, BUZZI screens, fixed seating and student break out areas.




STUDENT LED CLINIC

 Design & Construct

 Banyo


 Australian Catholic University


 2016


The two-level clinic includes psychology consultation and observation rooms, a purpose-built exercise science room and general tutorial rooms. A high level of acoustic detail was required due to the privacy requirements of the building's end users.




RADIATION BUNKER

 Construct Only

 Herston


 Royal Brisbane Women's Hospital


 2011


The project involved the construction of a waterproof concrete shell to house Radiation Therapy. Tomkins strictly coordinated works to ensure the reinforced concrete walls, roof and 30mm thick steel cast-in ceiling plates didn't impact recovery of patients next to site.




HEALTH CLINIC

 Design & Construct

 Banyo

 Australian Catholic University

 2013

This award-winning addition to the university provides state-of-the art teaching environments for healthcare workers. The building houses consulting rooms for neurological medicine, spinal rehabilitation, and musculo-skeletal therapies.



# AGED CARE & RETIREMENT LIVING



## CAIRDEAS APARTMENTS

 Design & Construct

 Scarborough

 Ballycara Aged Care

 2018

Tomkins was engaged as the Design and Construct partner with the new apartments constructed to provide residents with a high-quality finish and an environment capable of changing depending on care needs and requirements.

The complex comprises 36 residences in a mixture of one, two and three-bedroom apartments. Each apartment has a separate laundry, ensuite and adjoining balcony along with a basement car park and multi-lift access to each level.

Specific design adaptations were incorporated into the units to ensure residents' aged care needs are properly accommodated to increase amenity and practicality.


The project made use of multiple external finishes including express joint CFC, rendered concrete columns, linea board and glass balustrades. Works to ensure that extensive fire separation requirements were met included the need for additional fire rating dampers and in-wall baffles to be compliant.


The project was completed and delivered ahead of the programme and throughout the construction process, Tomkins worked very closely with Ballycara respecting the specific needs of the operational facility and ensuring the safety and comfort of residents was our priority.



## COMMUNITY CENTRE

 Design & Construct

 Scarborough

 Ballycara Aged Care

 2019

Tomkins delivered a 1,200sqm building with a library, hair dresser, meeting rooms, offices, laundry and respite rooms. The project team were required to demolish an existing community centre with minimal disruption to Ballycara's aged care community.



## RESPIRE AGED CARE FACILITY EXTENSION

 Design & Construct

 Scarborough

 Ballycara Aged Care

 2017

The project involved the delivery of Respite Aged Care Facilities including dementia wards, secure rooms, secure fencing, care rooms and communal and dining areas. Tomkins demolished and extended sections from an existing complex to deliver the new facilities.



## INDEPENDENT LIVING UNITS FOR WAR WIDOWS GUILD OF AUSTRALIA

 Design & Construct

 Brisbane


 Blox PTY LTD

 2014

Tomkins delivered 24 two bedroom units over three levels above ground-level parking. The approved design allowed for an internal atrium style void onto connective open corridors providing flow through ventilation into every unit.




## HIGHER AGED CARE FACILITY RENOVATION

 Design & Construct

 Scarborough

 Ballycara Aged Care

 2018

Tomkins delivered 25 Higher Aged Care Facility rooms to an existing complex. Each care room was fitted with specialised features such as emergency call buttons. The project also involved the delivery of a nurses' station, a hospital ward, and a communal eating area.



# RETAIL



## HOMEKO RETAIL AND COMMERCIAL DEVELOPMENTS

 Various

 12 locations across Queensland and New South Wales

 Home Consortium

 2017 – present

Having delivered twelve projects to date across Queensland and New South Wales, the conversion of existing industry style buildings to high specification office, retail and childcare precincts has resulted in premium HomeCo work and play spaces.

At approximately 12,000sqm each the precincts have been built to recognise the changing trends of work and retail environments, in addition to supporting community needs.

Using Tomkins' extensive experience in designing and constructing similar buildings, each HomeCo centre allows for highly functional spaces that meet both tenant and building owner needs across a variety of retail, health and commercial settings.

In understanding sustainable construction and operation requirements, the most recent HomeCo project in Cairns is targeting a 4 Star Green Star Rating and 4.5 NABERS rating for its commercial office space.



## HOMEWORLD MEDICAL & RETAIL PRECINCT

 Design & Construct

 Helensvale


 Homeworld


 2019


Offering food, health and shopping, the Helensvale Homeworld commercial facility features 3,000sqm of health and retail tenancy space across two buildings with 118 carparks.




## JAMES ST CENTRO PRECINCT

 Design & Construct

 Fortitude Valley

 Williams Sonoma Group

 2015

The project scope included large scale internal and external demolition, removal of precast panels to the existing building, new structural steel and roof sheeting, new foundations, new specialised façade brickwork, elevated planters, shop fronts, signage, services upgrades and associated works.



## SYDNEY TOOLS

 Fitout

 Lismore & Morayfield

 Sydney Tools

 2020

Tomkins delivered new structural steelworks and modifications, new plasterboard wall linings, new glazed shop fronts, internal and external painting and new epoxy floor coatings.



## RED ROOSTER RETAIL CENTRE

 Construct Only

 Albany Creek

 AC & JM Ray Services PTY LTD

 2016

Tomkins scope of work consisted of the demolition of the existing office space and construction of a warm-shell fitout of Red Rooster, a cold-shell fitout of the two adjoining tenancies and general amenities.



# SECURE FACILITIES







## VILLAGE RETAIL CENTRE

- **Design & Construct**
- **Beerwah**
- **Village Fair Shopping Centre**
- **2014**

Tomkins delivered work across the 15,000sqm site including 120Lm of road and footpath work, new lead in lanes, transfer of overhead power into new underground infrastructure, Target and IGA supermarkets, 20 tenancies and over 200 car parks.







## BRICKWORKS DESIGN STUDIO

- **Design & Construct**
- **Fortitude Valley**
- **Brickworks**
- **2015**

Tomkins' scope of works included the refurbishment of an existing retail space which incorporated a new base building service infrastructure upgrade, new shopfront, new brick pier sign pylon, new internal shopfront display.



## GATE 23 BRISBANE AIRPORT SECURE TERMINAL

- **Construct Only**
- **Brisbane Airport**
- **Brisbane Airport Corporation**
- **2013**

Tomkins installed 'anti-terrorist' vehicle barriers, a 130sqm administration and security building, eight bay vehicle security check point, airside security perimeter cross-over, asphalt paving, concrete kerbing and considerable landscape and environmental upgrades.







## QANTAS TRAINING FACILITY

- **Design & Construct**
- **Brisbane Airport**
- **Brisbane Airport Corporation**
- **2021**

The project comprised of constructing a training facility for commercial pilots including a warehouse, office area and amenities, external concrete and asphalt works.







## ROBERTSON ST LIVING EDGE

- **Design & Construct**
- **Fortitude Valley**
- **Living Edge**
- **2017**

Tomkins delivered a retail space for Living Edge, a premier furniture destination, which included floor to ceiling glass windows, concrete display and flooring, intricate brickwork and wooden panelling.



## SAAB FACILITY

- **Design & Construct**
- **Wacol**
- **Walker Corporation**
- **2022**

Tomkins will deliver a 35,816sqm specialist industrial facility including a 5,636sqm operation warehouse, 5,777sqm storage warehouse, 923sqm of offices, and 14,488sqm of concrete hard stands. The facility will be used to manufacture, assemble, and store all requirements for temporary hospitals.



## STATE EMERGENCY SERVICE DEPOT

- **Design & Construct**
- **Anstead**
- **Brisbane City Council**
- **2013**

Tomkins delivered a new Sewer Rising Main system over the existing Energex High Voltage power supply trench to the Brisbane Airport.



# SPORTING FACILITIES



## SPORTS PRECINCT

 Design & Construct

 Ascot

 St Margaret's Anglican Girls School

 2020

The 6,000sqm sports precinct features a water polo sized heated swimming pool with two 50m lanes, tennis courts with lights, gymnasium with an oak sprung floor, a strength and conditioning gym, an indoor climbing wall featuring seven belay stations and 76sqm of climbing, a dedicated ergometer room to support rowing and modern health and physical education classrooms.


Designed to provide a world-class health and wellbeing environment, the precinct allows for flexible teaching approaches thanks to movable walls and a panel lift wall which connects the indoor gymnasium to the outdoor tennis courts. With capacity to seat 800, the gym was built with audio visual capabilities for ceremonies and presentations.


The precinct's FINA compliant pool which can be configured for water polo holds 1.3 million litres of water, and is suspended off the ground with a basement below. The retractable roof, an intricate steel structure – one of the largest of its kind in Australia, ensures year round use and provides shade to an area which includes tiered seating for spectators and a barbecue. The pool amenities include outdoor showers for rinsing prior to and after being in the pool, as well as a separate suite composed of change room facilities and 26 individual showers.


The precinct features intricate brickwork, a recurring feature throughout the school, ensuring the project's high quality architectural details and finishes complement the existing environment.




## PROVENCE CENTRE

 Design & Construct

 Wynnum


 IONA College


 2021


A multipurpose facility with 2,500 seating capacity, international competition compliant basketball and volleyball courts, a perimeter running track, general learning areas, a commercial kitchen, staff rooms, changing rooms, gym, foyer, amenities and storage.




## SPORTS OVAL

 Design & Construct

 Banyo


 Australian Catholic University


 2016


This project involved a complete re-turf of the entire oval to provide an A-Grade level playing field and adequate drainage requirements. The construction of a brand new 100-person grandstand undercover seating area was also part of the oval reactivation.




## SPORTS HALL & SCIENCE BUILDING REFURBISHMENT

 Design & Construct

 Park Ridge

 Parklands Christian College

 2016


Tomkins delivered a 3,300sqm multi-purpose sports hall facility with parking area and refurbished the college's science area. The refurbishment included the fit-out of the science building, and multiple other upgrades around the college





# SPECIAL PROJECTS




## LOT 4, 62 CROCKFORD STREET

**Design & Construct**

**Northgate**


**MICA Properties**


**2021**


Lot 4, 62 Crockford Street is a mixed-use industrial and office development designed for a single tenant, with a 1,014sqm warehouse area and 317sqm office area.




## WHITTAKER INDUSTRIAL

**Construct Only**

**Morningside**


**Whittaker**


**2020**


Tomkins delivered the Whittaker Industrial offices based in Morningside, Brisbane. One of the first completed warehouse complexes in the new industrial park, the 5,600sqm project consists of two concrete tilt panel buildings each 1,500m2 in size – with an external concrete carpark and landscape areas.




## LOT 9, 62 CROCKFORD STREET

**Design & Construct**

**Northgate**


**MICA Properties**


**2018**


Tomkins delivered stage one of the N62 Business Centre with a Design and Construct contract. The development on a 2565sqm site comprising of 16 units ranging from 60sqm to 120sqm and included all civil and site services reticulation work.




## STIHL FITOUT

**Fitout**

**Northlakes**

**Stihl Chainsaws**

**2020**


Tomkins delivered a complete fit out in an existing shopfront including building a mezzanine, amenities and exterior concrete work, kitchenettes, carpets and tiling to bathrooms.

# CIVIL WORKS




## STUDENT CARPARK FACILITY & SPORTING AWNING

**Construct Only**

**Banyo**

**Australian Catholic University**

**2014**

Tomkins was contracted to deliver a 610 space car park and Sports Court facility to the University. The new facility comprised delivery of a 680Lm lead-in roadway, 32,000sqm car park and associated storm water swales & bio-retention basins to a further 16,000sqm.



## GLADSTONE CARPARK

**Construct Only**

**Gladstone**


**Gladstone Valley Shopping Centre**


**2014**


Tomkins delivered a 1,000sqm carpark including relaying of asphalt and line marking for a retail complex whilst operating next to a live site of 18 tenants.




## GLADSTONE RETAINING WALL

**Construct Only**

**Gladstone**

**Gladstone Regional Council**

**2011**

Tomkins constructed a new 70m long and 8m high retaining wall on both sides of the roadway using pre-cast diamond blocks.



## BAC EXPORT PARK

**Construct Only**

**Brisbane Airport**

**Brisbane Airport Corporation**

**2011**

Tomkins' scope of work included the subdivision, civil road works and installation of services to create the Brisbane Export Park. The project created the infrastructure for future works for BAC.



# Think **SAFE** Be **SAFE**

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