

# Experts in Performance and Prescriptive Approaches to BCA Compliance

## SYDNEY

### Steve Watson & Partners Building and Approvals Services

Steve Watson & Partners provide professional building code consulting and approvals services, adding value through our timely pro-active approach to the auditing of concept and design details, and by minimising construction and defect risks via a rigorous inspection and review process.



## Our Team

### Building Regulations Consultants - Accredited Certifiers

Bringing a wealth of experience to any compliance issue, our team includes over 35 staff in Qld, NSW and Victoria with expertise in Building Approvals, the Building Code of Australia, Fire-safety Engineering, Energy Efficiency and Access consulting. As integral members of the construction team, we measure our success in terms of your project's success.

## Our Key Strengths

- › Special expertise in both performance and prescriptive approaches to BCA compliance
- › Motivated, professional staff who understand client requirements and can communicate options and outcomes effectively
- › Exhaustive Quality Assurance procedures, affording the maximum possible protection against the risk of design and construction errors
- › A reputation for integrity with Councils and the Fire Brigade, facilitating efficient and clear communications with these authorities

## What Sets Us Apart

- › Early involvement in projects means that our skills and knowledge can guide your key project decisions, saving time and money
- › Our approach - your success is our success

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## A Selection of Recent Projects

Steve Watson & Partners staff members have been involved in numerous significant and relevant projects throughout Australia, including but not limited to the following:

Location	Client	Date	Value	Description
<b>Aged Care &amp; Health</b>				
Mayflower Aged Care Facility	Thinc / Uniting Care	2012	\$80M	New 7 storey RACF building, common facilities and 5 towers of Independent Living Units
Warriewood Aged Care	Anglican Retirement Villages	2012	\$50M	New RACF and self-care unit complex constructed over 3 stages
Audit and assessment of sprinkler system retrofit	Uniting Care / Kirkland	2012	\$20M	Multiple existing sites across NSW
Sydney Adventist Hospital	SAN	2010	\$80M	BCA Consultancy for DA stage design for new 12 story hospital including alterations and extensions to the existing building
Wagga Wagga Base Hospital Mental Health Facility	Health Infrastructure NSW	2013	N/A	Class 9a, 2 story mental health
<b>Annual Fire Safety Statement</b>				
Darling Quarter	Jones Lang LaSalle	2013	N/A	Supervision of services testing & issue of annual fire safety statement
2 Park Street, Sydney	Jones Lang LaSalle	2013	N/A	Supervision of services testing & issue of annual fire safety statement
<b>Commercial</b>				
31 Ultimo Road, Haymarket	TransGrid	2012	\$65M	Construction of a nine story commercial office with associated ground floor retail above an existing substation
85 Castlereagh St, Sydney	Westfield Design & Construction	2012	\$200M	Construction of a new commercial office building comprising 36,000m <sup>2</sup> of floor area over 27 floors. The building forms part of the Westfield Sydney redevelopment
Qantas	APP / Qantas	2012	\$60M	Alterations and refurbishment of 3 x 7 storey office buildings
Sussex Hay Centre	Fasako Pty Limited	2008	\$33M	Construction of new 10 storey mixed-use commercial building containing retail tenancies, supermarket, restaurants and office suites with car parking
<b>Education University Research Laboratory</b>				
Lowy Cancer Research Centre	UNSW / Lend Lease	2008	\$85M	Construction of a new eight story cancer research centre
Wallace Wurth Building	UNSW / Lend Lease	2014	\$120M	Refurbishment and extension to the existing Wallace Wurth building containing laboratories and lecture theatres
Australian Institute of Nanoscience	Sydney University / Lend Lease	2014	\$80M	Construction of the new 4 storey Australian Institute of Nanoscience building
Thomas Street Building 7	University of Technology, Sydney Savills Project Management	2013	\$110M	Construction of new 8 level building containing research, learning, teaching, social spaces and areas for the general UTS community
<b>Entertainment / Sports</b>				
The Concourse, Chatswood	Willoughby City Council	2011	\$160M	Entertainment & Civic facility with 500 seat theatre, 1000 seat auditorium, civic centre, library and associated facilities
Sydney Opera House	Sydney Opera House	2013	\$80M	BCA consultancy for upgrade of vehicular access to and movement of equipment within premises
Illawarra Catholic Club	ICC	2009	\$39M	New eleven storey building containing four levels of basement car parking, three levels of entertainment venue and four levels of commercial offices
Multi Purpose Hall, Function Facility and Racing Community Centre Goulburn	Goulburn/ Mulwaree Council	2012	\$8M	Single story, multi-purpose hall and 3 story community racing centre
Sydney International Convention, Exhibition and Entertainment Precinct, NSW		2014	\$1.5B	Australia's largest exhibition space at 40,000 sqm 8,000 sqm of meeting room space across 40 rooms, linked to both convention and exhibition areas. Plenary capacity to accommodate more than 12,000 people over four different areas, Sydney's largest ballroom for at least 2,000 people. A theatre with a capacity of 9,000 people

### A Selection of Recent Projects (continued)

Location	Client	Date	Value	Description
<b>Fire Safety Upgrade</b>				
AMP Macquarie Centre	Westfield Ltd.	2012	\$8M	Audit, develop fire safety upgrade strategy and compliance advice during works
Westfield Parramatta	Westfield Ltd.	2004	\$13M	Audit, develop fire safety upgrade strategy and compliance advice during works
<b>Heritage</b>				
48 Martin Place	Macquarie Bank	2007	\$80M	Refurbishment of existing heritage building for use as new corporate head office
Queen Victoria Building	IPOH	2007	\$40M	Refurbishment of existing heritage building
<b>Hotels, Hostels and Serviced Apartment</b>				
YHA The Rocks Dig Site	YHA NSW Ltd	2007	\$20M	Construction of new youth hostel and educational facility above historical dig site
Quest Apartments, Mascot	Quest	2006	\$10M	Construction of a new 9 storey serviced apartment building including 1 level of basement car parking
<b>Industrial / Warehouse</b>				
Tasco Bombala	BECA	2013	\$65M	Expansion of an existing sawmilling and pole construction facility
Blum Australia	Blum Australia	2008	\$16M	New 6500m <sup>2</sup> warehouse and 2 storey office facility
Bunnings Singleton	Bunnings	2013	\$8M	Construction of a home Improvement warehouse and associated car parking
<b>Mixed Use</b>				
Dee Why Grand	Murlan	2013	\$110M	Construction of a large mixed use residential, commercial and retail development including 3 levels of basement car parking
Divercity (Block B, C & D) Waterloo	Becton	2010 - 2014	\$200M	3 mixed residential, retail buildings up to 11 stories, comprising 661 residential units and associated car parking (for Becton)
The Quay, Haymarket	Coffey Projects	2014	\$110M	Mixed use development comprising 289 units over 2 x 17 stories with retail and basement parking
Boheme, Bondi Beach	Toga Developments	2013	\$45M	Mixed use development containing 44 luxury residential apartments over 4 levels, 3 levels of serviced apartments, with retail and associated car parking
<b>Office Fitout</b>				
1 Bligh Street, Sydney	Clayton Utz	2013	\$50M	15 level fitout of a commercial office building
175 Liverpool St, Sydney	Business 2 Business	2013	\$15M	Internal office fitout of levels 1-9 & 11
Hall Street	Toga Developments	2013	\$44M	Office tower refurbishment with construction connection glass atrium
<b>Residential</b>				
1 - 8 Nield Ave Greenwich	Balmoral Australia Group	2013	\$36M	140 unit multi block residential development over two basement car park levels
Divercity - Waterloo	Becton Property	2013	\$90M	Construction of development comprising circa 290 units and retail on ground floor
Discovery Point, Wolli Creek (stages 1,2,3,4,5,6,8 & 10)	Australand	2011 -	\$400M	7 residential towers with circa 1000 units over a common basement car park ranging in heights from 8 stories to 22 stories
The Pacific, Bondi Beach	Savills	2015	\$200M	Redevelopment and conversion of the Swiss Grand Hotel into 94 residential apartments, serviced apartments, with retail and parking for 294 cars
<b>Retail</b>				
Masters Hoxton Park	Masters	2013	\$13M	Construction of a home Improvement warehouse and parking
Westfield Sydney Redev.	Westfield Design & Const.	2012	\$1.5B	Redevelopment and expansion of the existing Westfield Sydney Shopping Centre
Westfield Eastgardens	Westfield	2013	\$30M	Refurbishment of existing Westfield Shopping Centre
<b>Strata Certification / Subdivision of Existing Building (Regulation 503)</b>				
Divercity	Becton	2013	N/A	Strata certification of 290 unit mixed use development over 5 stages
Queenscliffe Rd, Queenscliffe	Architectural Projects	2008	N/A	Strata certification of an existing unit into two separate units
<b>Technical Due Diligence Audits</b>				
AMP and Westfield Shopping Centres	Rider Levett Bucknail	2013	N/A	Multiple large shopping centres Due Diligence