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# Creating communities

## Commercial Capability Statement

Buildings | Australia & New Zealand





## A community of experts

**Stantec's global network of designers, engineers, scientists and project managers work together at the intersection of community, creativity and client relationships. Careful balancing of these priorities results in projects that advance the quality of life in communities across the globe.**

But wherever Stantec is located it is our local teams who have the skills, experience and knowledge to drive the projects in their own back yards. In Australia and New Zealand (ANZ), our local offices of award-winning multi-disciplinary engineers have been helping both private and government clients build communities for over 60 years.

Our people have long-standing client relationships and are inspired to advance the communities in which they live, delivering cost-effective, quality consultancy services.

Whether we're partnering with clients to design a hospital or mixed-use development, a research facility or industrial park, an education campus or airport, we design with community in mind because we believe in the **power of places to transform lives, to meet the needs of a community today, to help fulfil its potential tomorrow.**

Our global business

25K

Employees

400+

Locations

6

Continents

### #01

**From start to finish.** Our team leaders continue to manage the projects for which they tender, right through to completion. Change in team management causes delays and undermines a project's stability and design direction. Continuity is more conducive to achieving your goals within programme and budget.

### #02

**Value-adding innovation.** Stantec's Creativity & Innovation program encourages our global network of engineers to develop tools, processes and technology. These creative ideas might save time at the design stages of a project, reducing client costs. Others offer powerful marketing potential for stakeholder engagement. Celebrating our best ideas with investment means they are fully developed to benefit all our clients and communities, wherever they may be.

### #03

**The right experience.** From research stations in Antarctica to solar projects in rural Australia. From bespoke luxury residences to affordable high-rise apartments. From stadiums to play parks... and everything imaginable in between. We have the right skillsets to help you achieve your construction goals.

### #04

**Focus on buildability.** Engaging with engineers in the early stages can save time and money in the long-term. Pragmatic spatial considerations, site-appropriate construction methods, informed materials selection, compliance with legislation and consideration of the operational environment. Our advice gives reassurance to stakeholders, boards and financiers that all factors have been fully considered.

### #05

**We're at the right tables.** Our people are active proponents within Australia's property industry, seeking positive change on behalf of their communities. The influential tables at which we sit include the Urban Development Institute of Australia, the Property Council of Australia, Consult Australia and Green Building Council of Australia.



**We don't just say we deliver outstanding solutions and client service. We prove it.**

Stantec has been recognised numerous times at the independently assessed Beaton Client Choice Awards in Australia and New Zealand.

**2022 Beaton Client Choice Awards Winner:**

- Best Provider to Property

**2019 Beaton Client Choice Awards Winner:**

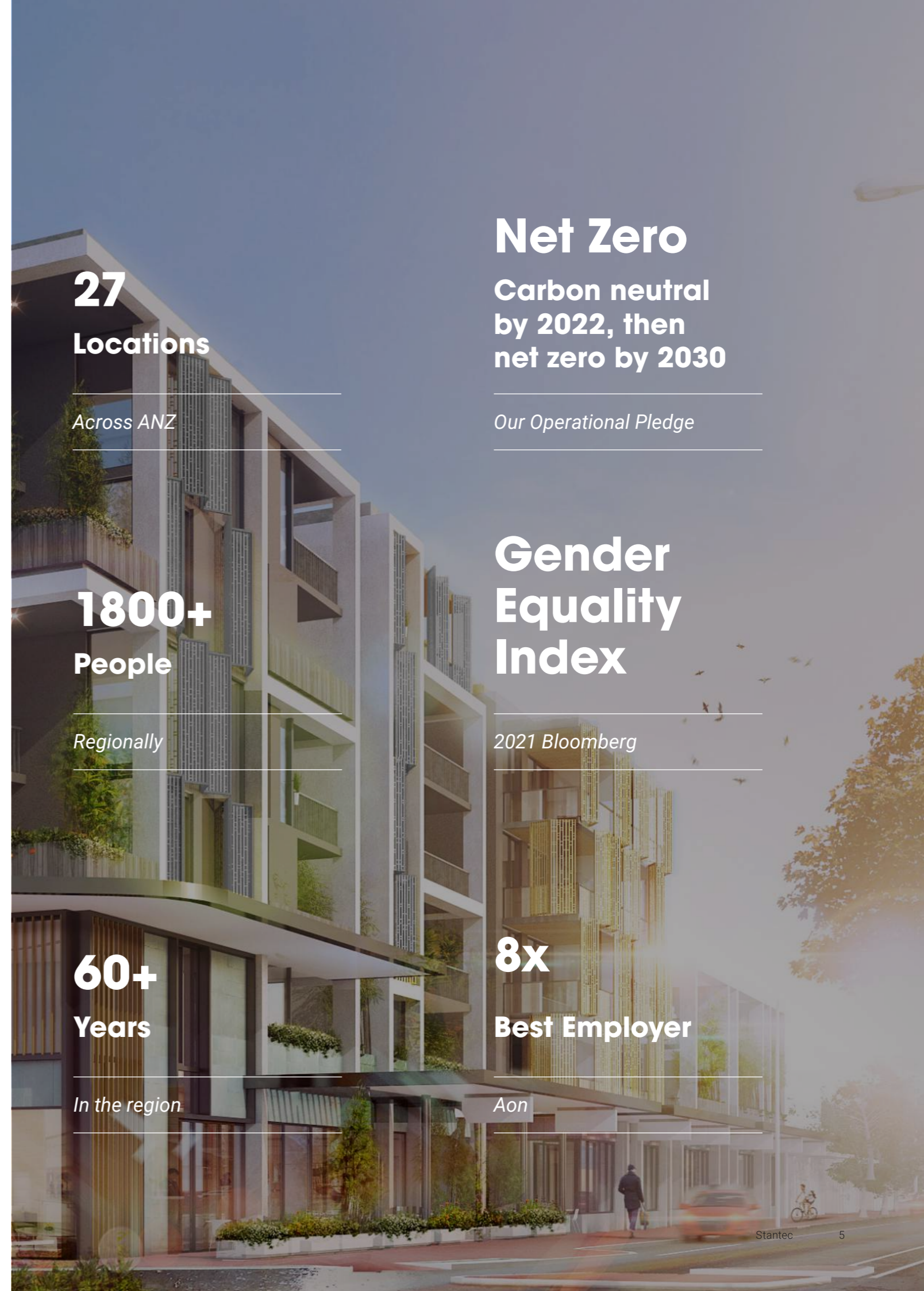
- Most Client Focused Consulting Engineer

**2017 Beaton Client Choice Awards Winner:**

- Best Consulting Engineering Firm (revenue \$50m-\$200m)

**2016 Beaton Client Choice Awards Winner:**

- Best Provider to Property Sector



**27**  
**Locations**

*Across ANZ*

**Net Zero**

**Carbon neutral by 2022, then net zero by 2030**

*Our Operational Pledge*

**1800+**  
**People**

*Regionally*

**Gender Equality Index**

*2021 Bloomberg*

**60+**  
**Years**

*In the region*

**8x**  
**Best Employer**

*Aon*

# Community planning

Leading commercial buildings require an exceptional team to turn a concept into a reality. We're passionate about designing notable inner-city developments, multi-story office buildings, and spaces for our communities. Robust and commercially viable engineering solutions are what we do best.

Our team are with you every step of the way in supporting your design. Whether it's a warehouse, office fit-out, retail store, hotel, or restaurant, we understand what it takes to design a high-performance space for businesses, staff, and clients to succeed. Modern society is changing—and so are the ways we work, play, and live.

You're in reliable hands. We're here to support your space so that it meets the needs of now and the future.

We're a national team of specialist consultants, differentiating ourselves by proactively delivering some of Australia's biggest commercial projects.

We have a solid reputation for offering

reliable, innovative and personable service, irrespective of project size. Our national multi-disciplinary engineering team comes together from various backgrounds and is consciously aware of the architectural and commercial implications of their advice.

We help lay out the foundations from concept through to design phase and completion. Our experience speaks for itself in contributing to:

- Atlassian Headquarters
- 1 William Street Brisbane
- 55 Pitt Street Sydney

With experience in regions including Australia, Europe, Asia, America and the Middle East, we can provide clients with innovative yet practical building engineering solutions.



We're helping to design some of Australia's most notable infrastructure.

Brett Davis,  
Director, Regional Director,  
Buildings





## Atlassian Headquarters

The unique design located adjacent to Sydney's central station will see the world's tallest hybrid-timber tower becoming tech giant Atlassian Australia's headquarters. On completion, the 40 storeys high building will illuminate glass and steel façades, exposing a mix of outdoor and indoor spaces creating an energy-efficient design introducing natural ventilation with extensively planted terraces to offer access to natural surroundings.

Working alongside LCI Consultants, Stantec's team of multi-disciplinary engineers will work collaboratively to share disciplines and establish cross-challenge bipartisanship. Our united teams and governance structure enable Stantec members to examine every aspect of the project to produce a high-quality and secure design outcome.

Stantec engineers will be engaged in completing the Mechanical Engineering, Electrical Engineering, Level 3 ASP Design, Hydraulic Engineering, ESD, Acoustic Engineering, Lighting Design, Security Engineering, ICT/AV Design, Vertical Transport Design and BIM Management.

This structure will serve thousands of technology workers by 2025, persevering extraordinary sustainability objectives through modern climate concepts, construction and building processes.

**Project value:** \$1 billion

**Completion:** 2025

**Disciplines:** Acoustics, Electrical, Fire Protection, Hydraulics, ICT, Mechanical.

## 1 William Street

The project includes the construction of a 43 storey commercial building – the tallest commercial building in Brisbane and the first of the iconic Queen's Wharf development. The development has approximately 75,000m<sup>2</sup> of premium A grade office space and 1,100m<sup>2</sup> of retail with the Queensland Government as primary tenant. The Building achieved a 6 Star Green Star Office As-Built v3 certified rating and targeted a minimum 5 Star Green Star Office Design v3 rating and a 5 Star NABERS Energy rating.

Stantec were engaged by Fredon (the Electrical D&C Contractor) to carry out design reviews, provide engineering advice and electrical Green Star documentation, including:

- Generator configuration
- Generator mechanical ventilation strategy
- Switchboard and cabling configurations
- Maximum demand calculations
- General lighting
- Emergency lighting

**Project value:** \$1 billion

**Completion:** 2016

**Disciplines:** Electrical, Mechanical.



## Chevron – One The Esplanade, Perth

The high-profile commercial base build at 1 The Esplanade is located adjacent to the prestigious Ritz-Carlton and will achieve 6 Star Green Star, 5 Star NABERS as well as a Platinum WELL certification rating. Chevron is to occupy 19 floors of the 29-storey tower, taking around 40,000sq m of accommodation in the Premium Grade building with stunning views over Elizabeth Quay, Perth city and the Swan River.

Stantec enjoys a long and established relationship with tenant Chevron, dating from 2014 when we first investigated options to develop a national HQ building in Perth, Western Australia. Since then, via multiple teams, we have been engaged at every stage of the building's development:

- Chevron through the original design (developing their own corporate HQ), then preparation of a D&C brief for a developer-led scheme and design of the Integrated Fitout Works (IFW). Our role extends through to completion of construction of the IFW plus ongoing advice in respect of the base building brief compliance
- Brookfield whom we supported through Schematic Design and as Developers' reviewers through construction
- Supporting Multiplex, the builder, with specialist design services.

Our capacity and resource at a local level in Perth was fundamental to establishing fully segregated teams that ensured a high level of professional integrity for all parties. Our direct client in each case has complete confidence in our arrangements and in the quality of advice and services received. The developer's design team worked with the fit-out architectural team and main contractor to develop integrated fit-out documentation for the project.

Our brief required that Chevron's office space, as anchor tenant, be integrated with the base build. The criticality, performance and reliability of the services infrastructure (Electrical, Mechanical and Hydraulics) was balanced by the economic viability of the commercial building to the requirements of one of the world's largest energy companies, while delivering a premium experience for all end users.

Early liaison with our vertical transportation specialist was helpful in establishing the early core design and setting the number of lifts for the building around which other services are designed. The architectural acoustic design involved solutions for the entry lobby to control reverberation times and also to achieve adequate acoustic amenity within the base build spaces. By developing a flexible approach to fire compartmentation we also enabled the inclusion of multiple interconnecting fire stairs, with either fixed or operable enclosures determined by security or other considerations-rather than the fire strategy dictating the design. Similarly, we accommodated conference facilities above the podium levels which maintain primary access via an open spiral stair.

Chevron placed particular emphasis upon the Health & Safety and Wellbeing aspects of the design with regards to staff occupancy, which drove the option selections around WELL and Green Star certification. Our consultants worked with the teams to lead the sustainability process and to ensure that noise from mechanical plant did not adversely impact the adjoining spaces within the buildings and future nearby structures.

Via this arrangement of siloed multi-disciplinary teams we have delivered an integrated services approach which achieves a premium quality building that will fully support the working and wellness needs of the Chevron community and other tenants.

**Project value:** undisclosed

**Completion:** 2023

**Disciplines:** Acoustics, Electrical, Fire Protection, Fire Engineering, Hydraulics, Mechanical, Sustainability, Specialist Lighting, Vertical Transportation

## 55 Pitt Street Sydney

Mirvac carried out an international design competition with announced winners' SHoP and Woods Bagot's appointed to design the 55 storeys premium grade commercial office building scheme. This project will support regenerating Sydney's iconic Circular Quay precinct with approximately 63,700m<sup>2</sup> of net lettable office space, ground-level retail, food and beverage spaces alongside a rooftop sky bar.

The vision of 55 Pitt Street is to create an innovative, sustainable and premium grade workplace that respects its place within the context of the city of Sydney. With sustainability at the forefront, targeting a 6 Star Green Star, 5.5 Star NABERS and Net-Zero emissions, our mechanical team are implementing phase change energy thermal storage, active chill beams distribution systems and low temp variable air volume air systems.

Naturally ventilated workplaces are a highlight of the design scheme, allowing building occupants to connect to outdoors helping improve energy usage, occupant comfort, and productivity. Furthermore, the building features enhanced ventilation to meet WELL targets and reduce the risk of spreading pathogens

and illness, thus incorporating a post-pandemic design philosophy. The second biggest commercial building in Sydney's focal point emphasises on the visitor experience and building occupants, offering flexible working spaces, natural lights and stunning views of Sydney Harbour.

**Project value:** \$1.5 billion

**Completion:** TBC

**Disciplines:** Mechanical



## Central Place

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**Project value:** \$1.5 billion

**Completion:** TBC

**Disciplines:** Mechanical.

## Walk Up Village

RMolunglo led a sensitive redevelopment of 81-89 Rupert Street to create a 'Walk-Up Village' atop conjoined warehouses dating from 1925. Integrating a high-quality branded hotel with affordable commercial tenancies within an interconnected design, Stantec was asked to assist in creating a smart and future-proof flexible project to preserve Rupert Street's open, multicultural vibe.

Embracing a Smart Buildings-led approach, our team (hydraulics, mechanical, electrical, vertical transport, ICT and accredited Smart Buildings consultants) collaborated closely with the client, architect and design team to provide a fully integrated design. Following the high-level principles outlined in the brief, our integrated building services framework aims to define the connectivity, data exchange and aggregation strategies needed to establish a data-driven approach to property management. These strategies are the foundation for resilient and efficient operations and are therefore inherently flexible to allow for future technology developments. This entailed a range of investigations, assessments, workshops, reports and design in the following areas:

- Unified Building Data Strategy
- Smart Buildings Digital Technology market scan
- Smart Building strategy and technology masterplan
- Building technologies integration and interoperability
- Integrated Communication Network Specification
- Integrated Services Platform Specification

The Walk Up Village project has a Master System Integrator based on the assessments, specification and performance criteria identified in our design. Aiming to achieve a Gold LEED rating and Gold WiredScore certifications, strategies were optimised during the planning and construction phases to minimise future retrofit costs, helping to attract tenants and enhancing the property's appeal.

The resulting design supports the existing creative and artistic communities alongside a quality hospitality offering, creating a sustainable and enriching cultural experience for the wider community.

**Project value:** \$1 billion

**Completion:** 2016

**Disciplines:** Electrical, Mechanical.



## Project delivery and offering

### Buildings ANZ project coordination

No matter what the project, no matter what your needs are, we have the team to help make it happen.

A Stantec Project Engineer will be:

- Responsible for ensuring cohesive team delivery
- The first point of contact for the client

#### What does this mean for our clients?

Not only will you receive the very best from all Stantec consultants, you will receive seamless design integration across all Stantec disciplines. This will result in identifying and minimising scope-gap, cost or programme risks.



#### PROJECT DISCIPLINES





# Working together

Communities are fundamental. Whether around the corner or across the globe, they provide a foundation, a sense of place and of belonging. That's why at Stantec, we always design with community in mind.

We care about the communities we serve—because they're our communities too. We're designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships. Balancing these priorities results in projects that advance the quality of life in communities across the globe.



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