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# The ultimate community experience

## Residential 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:**

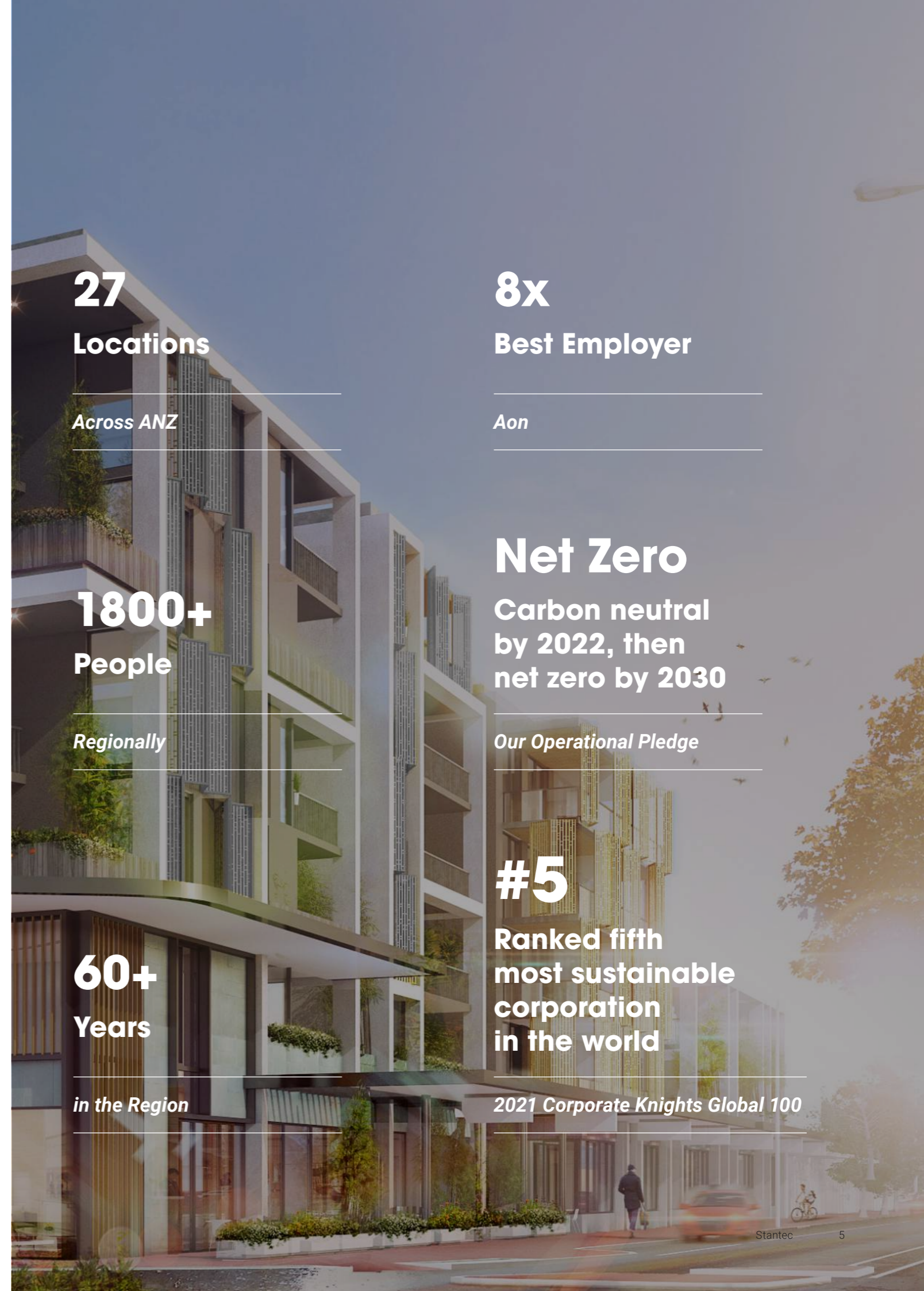
- Most Client Focused Consulting Engineer

**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

**8x**  
Best Employer

Aon

**1800+**  
People

Regionally

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

Our Operational Pledge

**60+**  
Years

in the Region

**#5**  
Ranked fifth most sustainable corporation in the world

2021 Corporate Knights Global 100

# International knowledge, your local team.

At the end of a busy day, we all seek the sanctuary of home. That's why getting residential design right is so vital. But within a sector subject to peaks and troughs where new innovations are constantly coming to market, it can be tricky to identify which amenities will add the most value to an investment project and how to optimise the potential of a site.

You may be considering a multi-residence development for first-time buyers or the growing build-to-rent market. Maybe it's a single architectural luxury masterpiece or a fully masterplanned sustainable community.

Whatever your residential construction goals, our consultants have a wealth of technical experience to offer. Experience that can help you select the most appropriate technological innovations to enhance the neighbourhood, unlocking the true potential of your investment without over-capitalising.

It all comes down to really knowing our communities and understanding the facilities that make people feel at home there. And the walls and front door are only a tiny part of that. Getting residential design right has the power to transform lives, create communities, and stimulate local economies.





**Project value:**  
\$1 billion

**Location:**  
220 Spencer St,  
Melbourne

**Disciplines:** Electrical, Fire  
Engineering, Hydraulics,  
Mechanical, Sustainability,  
Vertical Transportation

## Upper West Side

Upper West Side in Melbourne is one of the largest inner city residential developments in Australia. The precinct includes over 2,200 apartments over four high-rise towers with 30 retail outlets.

Stantec was engaged as sustainable design consultants, enabling all four towers to achieve Green Star ratings from the Green Building Council of Australia.

- Tower 1 was awarded the first ever 4 Star Green Star - Multi-Unit Residential v1 Design rating
- Towers 2, 3 and 4 also achieved 4 Star Green Star - Multi-Unit Residential V1 tool

Upper West Side was recognised for its adoption of innovative sustainable

features including:

- A waste recycling chute
- Design of a water efficient indoor pool
- Energy efficient double glazing
- Podium green roof design
- Average 6 Star NatHERS (FirstRate 5) Rating

The project also incorporates an innovative fibre-to-the-home concept for connection of high speed internet services to each apartment.



**Project value:**  
\$96 million

**Completion:**  
2019

**Disciplines:** Electrical,  
Mechanical,  
Sustainability, Vertical  
Transportation

## Avion Residences

Avion Residences in Upper Mount Gravatt includes twin 15-level towers with 174 apartments, four retail lots and two commercial lots. The development's twin towers will sit atop a shared two-level podium and underground car park. A rooftop communal terrace area with swimming pool, outdoor cinema, private dining room, relaxation zones and a barbecue area will make use of the sky bridge linking the two towers some 15 storeys up.

Stantec were responsible for the D&C documentation of the Electrical, Dry Fire, Mechanical, Vertical Transportation and Sustainability engineering services for the development. Stantec were novated to the Builder part way through the design period and participated in value management sessions in consultation with the whole project team before finalising D&C Tender documents.

Stantec documented the building services in Revit, which proved invaluable as constructability challenges were able to be workshopped during the design period avoiding costly delays on the project.



**Project value:**  
\$800 million

**Location:**  
250 Spencer Street,  
Melbourne

**Disciplines:** Electrical, Fire  
Protection, Hydraulics,  
Mechanical, Sustainability,  
Vertical Transportation

## West Side Place, Towers 1 and 2

Stantec is engaged on Stage 1 (Towers 1 and 2) of the West Side Place project at 250 Spencer St project in Melbourne. Tower 1 is the taller high rise tower (280+ meters) and includes a Ritz Carlton Hotel, function spaces and also features luxury residential apartments. The second tower will also feature luxury residential apartments. Project works also include a ground floor lobby and retail precinct and basement car park facilities.



**Project value:**  
\$140 million

**Location:**  
1 Mends St, South Perth

**Disciplines:** Acoustics,  
Structural

## Civic Heart

Making a significant contribution to the transformation of South Perth, Civic Heart provides two towers of luxury high-rise living atop an activated precinct offering almost 12,000sq m of commercial and retail space.

Working with clients, Finbar Group Ltd from the planning stages and throughout construction, our structural engineers have played an integral part in bringing the stunning development to life. There were a number of notable elements to take into consideration in our design.

Adjoining the site on two sides, heritage-listed buildings have been protected by careful design and construction programming around the foundations in those areas. A voided slab system

(Bubbledeck) reduces the weight of the building which sits on a double-storey, fully tanked basement employing a hydrostatic slab to address the high water table on the peninsula. Communal recreation facilities-including a pool and garden-are located on top of the four-storey podium, from which the 21- and 37-level towers arise. Within the taller tower, outrigger walls provide additional stability.

Civic Heart provides 294 luxury apartments in this highly desirable South Perth location, offering first-class amenities for its residents and the surrounding community.



## Omnia, Potts Point

The 18-storey luxury apartment tower on the site of the former Crest Hotel includes 135 high-end apartments plus retail offerings. The project is set to offer some of the most incredible views of Sydney CBD and Sydney Harbour. Design features include:

- Luxury 1, 2 and 3-bedroom residences and penthouses
- Retail and major supermarket

Stantec's role included full detailed design of mechanical, hydraulic, fire protection,

electrical, vertical transportation, sustainability and acoustics. The most difficult challenge was to incorporate traditional residential unit services into the existing building with a 2850mm floor to floor height. The curved façade added some additional challenges with drainage and services integration.

**Project value:** \$220 million

**Completion:** 2018

**Disciplines:** Acoustics, Electrical, Hydraulics, Mechanical, Sustainability



## Swanston Central

Located in the middle of the Melbourne CBD, the development consists of a mixed-use residential complex with 1,040 apartments and 2,254m<sup>2</sup> of retail space. The retail component is primarily located within an existing heritage building that is over 70 storeys high. Swanston Central has become one of the tallest residential buildings in Victoria, as well as becoming a landmark that will provide a combination of functions

including residential, commercial and recreation.

**Project value:** \$340 million

**Completion:** 2019

**Disciplines:** Acoustics, Electrical, Fire Engineering, Fire Protection, Hydraulics, Mechanical, Sustainability



## One Alfred Street, Circular Quay

One Circular Quay is a premium mixed-use development in a prime location at 1 Alfred Street, overlooking iconic Sydney Harbour. A 61 storey residential tower occupies the western end of the site, alongside a 28 storey luxury hotel with public space at ground level. The towers share a 6 level basement car park. Stantec's engineers collaborated with the ESD team leader to target 5 Star Green Star ratings in Design and As Built categories.

**Project value:** \$400 million

**Completion:** 2022

**Disciplines:** Electrical, Fire Engineering, Mechanical, Sustainability, Vertical Transportation



**Project value:**

\$950 million

**Completion:** 2026

**Awards:** Electrical, Fire Engineering, Hydraulics, Mechanical, Sustainability, Vertical Transportation

## Ascot Green by Mirvac

This project involves over 1,000 residential apartments over multiple high rise buildings to be built alongside the Eagle Farm Racecourse. The development will also include retail and hospitality facilities as part of the redevelopment of Brisbane's racing precinct.

Design challenges include the Queensland Rail network adjoining the property boundary and large protected fig trees throughout the site. Stantec are exploring various sustainability initiatives to deliver a high-end, energy efficient product at the forefront of residential development that will complement the heritage listed site.



## 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.





# 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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