STEVE WATSON
& PARTNERS

BUILDING CODE CONSULTANTS
BUILDING SURVEYORS & CERTIFIERS
SYDNEY • MELBOURNE • BRISBANE • CANBERRA

CANBERRA
Project Experience
Capability Statement

Steve Watson & Partners provides professional building code consulting and approval services. We have extensive experience managing compliance in all types of building and construction projects throughout Australia.

Constitution Place - Canberra

Dickson Interchange - Canberra

Industry Leaders in Performance and Prescriptive Approaches to BCA Compliance

Steve Watson & Partners is a well recognised and respected, Australian owned and operated, Building Code Consulting and Approvals Service.

Our hard-working and highly qualified team has extensive experience in all types of construction and redevelopment projects.

We are proud that our proven, professional building code consulting and approvals service has contributed to the construction or redevelopment of many iconic Australian landmark buildings.

At its core, our service reduces stress and adds value, through our timely and methodical pro-active approach to the auditing of concept and design details.

It is our job to minimise construction and compliance risks via a rigorous inspection and review process.

Established in 2002, all our principals and senior staff are accredited to the highest level in their respective states and territories. We have over 60 staff members spread across four offices, and accreditation in NSW, Victoria, Queensland and the ACT.

Our wealth of experience allows us to audit concept and detail designs, in addition to managing construction and compliance to the highest standard.

Our Services

Concept Design

- Pre-DA audits of new works to ensure design optimisation
- Pre-DA audits of existing structures to identify and recommend appropriate upgrading regimes
- Liaising with Councils
- Advice on performance-based compliance strategies

Building Approvals and Construction Certification

- Issuing building approvals and construction certification for any type of project
- Issuing building approvals via complying development certificates for fit-outs and other eligible projects where Council DA is not required
- Acting as principal certifying authority for any project
- Issuing Strata Certificates in NSW

Existing Building Upgrades

- Audits of buildings against current code requirements
- Fire upgrading strategies for existing buildings
- Dealing with Councils and negotiating the scopes of fire orders
- Oversight and certification of rectification works

Cladding Audit and Replacement

- Audits of existing buildings for combustible cladding
- Assessment of cladding types
- Liaison with fire-engineers to determine the most cost effective and appropriate retention / replacement strategy
- Approvals for cladding replacement projects
- SWP carry full insurance cover for all cladding assessment and replacement services.

Technical Due Diligence

- Audits and reports on existing buildings
- Preparation of Capex forecasts, upgrading regimes and prioritisation of works

Other Services

- Acting as expert witnesses in land and environment as well as supreme court disputes relating to building regulations, fire safety, building approvals and quality
- Annual Essential Service certification and audits
- Subdivision of Existing Buildings (Regulation 503) in Victoria
- Preparation of annual fire safety statements on behalf of building owners, including inspections and review of maintenance work

Australia-wide, from pre-DA to completion and beyond, our team has the professional skills and relevant experience to help make your project a success.

No question is too small, no problem too big.

Constitution Place

Project Experience

Constitution Place

This landmark project is a 14-storey mixed-use development located in Canberra's CBD. The development is comprised of commercial offices, a hotel and dining precincts.

Constitution Place ia a 14 storey mixed-use development, consisting of two towers located over a common basement carpark. Building A is a 6-storey structure, including 5 levels of offices, a childcare centre and retail tenancies on the ground floor.

All floors are connected by a central atrium that links the ground floor to level 5. Building B is a 14-storey structure, including seven levels of offices, four levels for hotel use, a gymnasium and several retail tenancies.

Challenges and Key Design Features:

- Managing National Capital Authority (NCA) Works Approvals conditions
- Delivery of integrated fit-outs for ACT Government, Evans Dixon and Minter Ellison
- Multiple complex fire engineered performance solutions
- Providing technical expert reviews for Disability Access compliance
- Below ground connection of the tower buildings via the basement storey carpark

Outcome

Steve Watson & Partners were engaged by Capital Property Group Pty Ltd as the certifying authority on this landmark development. We've worked closely with the design team to manage multifarious design challenges and have provided a staged approval process to assist with delivering project milestones.

Steve Watson & Partners were the Accredited Certifier and Principal Certifying Authority on this landmark project in Canberra's CBD.

Value: $300M
Client: Capital Property Group
Year: Current

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Dickson Interchange

Steve Watson & Partners worked with the Doma Group as the Certifying authority to redevelop the former Dickson Motor Registry Site.

Valued at $160m, the campus style precinct is comprised of 287 residential apartments, office spaces, a childcare, a gym, restaurants and retails tenancies that are located over a common 2-storey basement.

Challenges and Key Design Features:

- Multiple complex fire engineered performance solutions
- Addressing multiple stakeholder concerns, including ACT Fire and Rescue and Access Canberra
- Providing a staged approval process to provide a smoother construction delivery
- Provision of oversized fire compartments due to atrium connections between levels
- Rigorous and numerous performance based challenges overcome
- Managed multiple construction challenges on site to assist with meeting project milestones

Outcome

Steve Watson & Partners Canberra were engaged by Doma Group Pty Ltd to be Certifying authority for the Dickson Interchange redevelopment. Due to the building's scale and public nature, we've worked closely with the design team to overcome numerous performance based challenges.

Detailed consultation was undertaken with relevant stakeholders throughout the approval and construction processes to ensure the project met critical milestones.

Steve Watson & Partners were the Accredited Certifier and Principal Certifying Authority on Dickson Interchange.

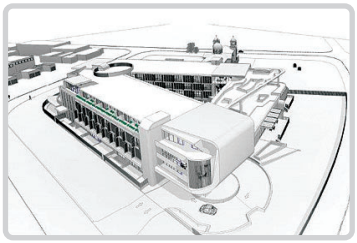
Value: $160M
Client: Doma Group Pty Ltd
Year: Current

Steve Watson & Partners has extensive experience managing compliance in all types of building and construction projects throughout Australia. Below are some of the Canberra based projects we have proudly contributed to.

Denman Prospect Local Centre

A new 4 storey mixed-use development, including a medical centre, ground floor retail tenancies and residential units.

Value: $160M
Client: Canberra Airport Group
Year: 2017



St Basils Aged Care Facility

A new 4 storey 116 bedroom aged care facility that is located over a basement carpark.

Value: $32M
Client: St Basils
Year: Current

Denman Prospect Community and Childcare Centre

Construction of a new 2 storey community and childcare centre.

Value: $2.5M
Client: Canberra Airport Group
Year: Current

Deakin One

A new 3 storey office building, including ground floor retail tenancies and two levels of basement car parking.

Value: $26M
Client: Cypcill Pty Ltd
Year: Current

Aldi Refresh Program

Refurbishment of existing Aldi stores. New layouts provide features for improved facilities and larger health food ranges.

Value: $500k (Per site)
Client: Aldi
Year: 2019

Poppy's Café Carpark Extension, Australian War Memorial

123 car park extension to the existing Poppy's Café Car Park. The project aims to accommodate growing visitation rates to the Australian War Memorial.

Value: $9M **Year:** 2019
Client: Australian War Memorial

Waves Car Wash and Commercial Centre

Construction of a new 4 storey mixed-use deployment containing a car wash, service station, offices and retail tenancies.

Value: $7.5M
Client: Waves Car Wash
Year: Current

St Basils Community Church Hall

Construction of a new 2 storey church hall with basement car parking and storage.

Value: $2M
Client: St Basils
Year: Current

Goulburn Aquatic Centre

Construction of a new 2 storey aquatic and recreation centre, including four indoor pools a gymnasium and offices.

Value: $29M
Client: Goulburn Mulwaree Council
Year: Current

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Londonside Carpark

Construction of a new 10 storey car park, containing 213 car parking spaces and ground floor retail tenancies.

Value: $16M
Client: Molonglo Group Pty Ltd
Year: Current

Monaro High School

Upgrade of Monaro High School for future learning and specialist spaces, including a new 500 seat performance theatre.

Value: $30M
Client: NSW School Infrastructure
Year: Current

Belconnen High School

Refurbishment of an existing 2 storey school building.

Value: $11.5M
Client: ACT Education
Year: 2017

Narrabundah Retirement Village

Construction of 92 dwellings and a communal club house.

Value: $30M
Client: Lendlease Building Pty Ltd
Year: 2018

National Capital Exhibition

Refurbishment of the National Capital Exhibition.

Value: $1M
Client: ACT Government
Year: 2017

ANU Medical School Fitout

Refurbishment and reconfiguration of the Australian National University library to accommodate medical training facility.

Value: $7.5M
Client: ACT Health
Year: Current

IGA, Denman Prospect

Fitout of the Denman Prospect IGA tenancy, including a new mezzanine, refrigerated chambers and entrance airlock.

Value: $1.5M
Client: Capital Property Group
Year: 2018

Evans Dixon Fitout

Fitout of the Evan Dixon tenancy that considered performance based solutions.

Value: $1.3M
Client: Capital Property Group
Year: Current

King & Wood Mallesons Fitout

Modern office fitout of the King & Wood Mallesons tenancy.

Value: $3M
Client: Capital Property Group
Year: Current

Our Team

Our senior management team and every member of our staff pride ourselves in being part of one of Australia's leading certifier and building surveying organisations.

All principals and senior staff are accredited to the highest possible level in their respective states and territories.We are passionate about our work, motivated for our clients and projects and approachable in our day to day business dealings.

We believe our decades of experience can help ensure a successful result for any project. Please contact us with any questions you may have, we look forward to the opportunity of working with you.

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