

Capability  
Statement



BCA | Access | Fire Safety Compliance | Risk | Fire Safety Engineering  
Legal | Cladding Advisory | Sustainable Building Services | QEA Tech





## About Credwell

At Credwell, we solve our clients' toughest challenges by providing unrivalled services in building regulations, sustainability and fire safety engineering.

### Building Confidence

From supporting the delivery of visionary contemporary architecture, to making decades old buildings safe and comfortable – Credwell has the Building Code of Australia (BCA), Environmentally Sustainable Design (ESD), and Fire Safety Engineering expertise to bring your project to fruition.

### Experience, Vision & Dedication

Experience is essential to fully understand and apply BCA provisions across a host of projects, to ensure statutory compliance. The critical thinking team at Credwell will advise and navigate your project through each milestone.

Underpinning this process is the Credwell commitment to key stakeholders. Understanding the unique requirements of every project and having the vision to identify and mitigate risk in future project phases.

Back row from left: Robert Briant, Padraig Healy, Greg Gerstl  
Seated from left: James Deters, Zoe Brown, Adam Southwell, Michael Barnes and Will Marshall.



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## Tailored Solutions for Industry Professionals

Delivering value throughout the entire life cycle of your project.

Credwell is wholly Australian owned and operated and has grown to be one of the country's largest independent consultancies.

Our team holds decades of collective expertise across a broad range of BCA, Energy, and Fire Safety Engineering services, allowing us to help you achieve compliance at every project phase.

Architects



Builders



Developers



Project Managers



Building Owners



Facility Managers



Strata Managers



Government



*"Buildform has been working with Credwell since 2015. As ISO accredited Builders and Developers, it's incredibly important to work with a company that can offer BCA services right across the broad spectrum. Credwell's advice and reporting is always timely, precise and reliable and the team cleverly balances regulatory requirements with design intent.*

*When often asked 'how we can afford to have such top tier consultants deployed across all our projects' the answer is quite simple, how can you afford not to! Our business prides itself on always being on the front foot, having Credwell on our team is not negotiable".*

Tony Jabbour - Development Manager,  
Buildform Projects Pty Ltd



## Our Services

We tailor our services and staffing to meet the needs of each client, company, and project. We support your ambitions.

We handle the toughest challenges within Australia's building regulation space every day – from large residential apartment buildings, to major hospitals, to historic buildings and legal battles.

We offer specialist assessment services to ensure statutory compliance with building regulations and the BCA – and we do it with unrivalled precision, expertise, and attention to detail.

NCC / BCA



Access



Fire Safety Compliance



Risk



Cladding Advisory



Legal



Sustainable Building Regulation



Sustainable Building Design



Sustainable Building Ratings



Fire Safety Engineering



QEA Tech



Learning



### ▶ Stella on Hannell

This landmark development is a demonstration of Credwell's multi-disciplinary approach creating an optimal pathway to BCA compliance and sustainable building outcomes.

Credwell delivered the following services for our client; BCA and Access Consulting (CC stage), Fire Safety Services, Section J and the revision of the BASIX Certificate to rationalise requirements. We also carried out quality assurance inspections for BASIX/ Section J and provided a compliance statement for the Occupation Certificate.





## Access



Our fully qualified and experienced team is ready to assist with your project's access requirements.

Equipping projects with equitable access while achieving design goals is a core function of the Credwell Access team.

Our Building Surveyors, who are also qualified Access Consultants, can guide your project through the various tiers of accessibility requirements. From BCA compliance for equitable access and provision of toilets, to ensuring disability premises standards are met and finally, council planning requirements are achieved.

Our accredited Livable and Specialist Disability Accommodation (SDA) housing assessors are well-versed in implementing integrated design for livable and adaptable housing, enabling people with disabilities to utilise or adapt the dwelling to individual requirements.

- Advice
- Review Architectural Plans
- Non-Compliance Mark-Up
- Inspections
- Review Material Lists
- Assessment Reports
- Audit Reports
- Statement of Compliance
- Performance Solutions
- Livable & Adaptable Housing Compliance

For this long standing client, Credwell assisted with BCA / Access Consultancy services, during construction inspections and advice. Image credit: Buildform.com.au

## BCA



### Creating Confidence in Construction.

The BCA sits within the framework of the National Construction Code (NCC) which sets out the essential technical requirements for new buildings and new work to existing buildings.

Credwell's consultants led by a team of Building Surveyors - Unrestricted (formerly known as A1 Accredited Certifiers), have an unparalleled understanding of the BCA and what is required to bring your project to fruition in a timely and cost-effective manner without design compromise.

Our trusted advice is based on rigorous technical analysis, comparing your project against BCA requirements. We use a range of tools and knowledge which enables us to determine where you could encounter compliance issues, and how to avoid them.

- Advice
- Review Architectural Plans
- Non-Compliance Mark-Up
- Inspections
- Review Material Lists
- Assessment Reports
- Audit Reports
- Statement of Compliance
- Performance Solutions
- Fire Safety Strategies

*"Remedial construction work presents unique challenges which demand intelligent, pragmatic solutions from our construction partners to enable us to deliver projects beyond industry standard. This is why we regularly engage with Credwell. Their results-focused, collaborative approach to complex construction issues ensures that we are provided with smart solutions which advantage both us and our clients."*

Matthew Ball - General Manager, Buildcorp Asset Solutions

## Mixed Use - Lakemba







## Fire Safety Compliance



The importance of Fire Safety cannot be underestimated – best practice and due diligence are a must.

The personalised fire safety service on offer at Credwell is handled by senior consultants at every stage, providing the additional reassurance of field experience.

Our fire safety team is independent and astute, ensuring the best solutions are provided – every time.

The depth of fire safety capability within the Credwell team spans each state and territory legislation. This experience includes total asset management for fortune 500 companies.

- Inspections and Assessments of Essential Fire Safety Measure Installations
- Annual Fire Safety Statement (AFSS) Co-ordination
- Routine Service Specifications and Advice
- Essential Fire Safety Measures Schedules
- Advice and Guidance
- Negotiations with Statutory Authorities
- Witnessing of Commissioning Tests
- Essential Fire Safety Measures Design
- Essential Fire Safety Measures Specifications

*“Having worked with James and his team for many years I don’t hesitate in saying they are industry leaders. Their knowledge of fire and life safety matters is second to none. They are professional, knowledgeable and always willing to lend a helping hand. They are always striving for excellence and bring a positive attitude to any matter they are engaged on. I would not and do not hesitate to recommend that my clients engage Credwell for all their fire and life safety reports and investigations.”*

Laura Dale - Senior Associate, Chambers Russell Lawyers

## Risk



At Credwell, we provide superior and customised services to manage risk within any organisation or building.

Effective risk management is more than simply compliance and governance – it requires a skilful fusion of understanding scenarios, the built environment, legislation, Australian Standards, Codes of Practice and finally – people.

Our areas of focus are emergency management, public safety, Work Health & Safety (WHS), workplace training and workplace assessment.

Our trustworthy and experienced team can empower your organisation to support plans and objectives long after the risk assessor has left the building – the value of our risk solutions have demonstrated longevity.

- Emergency Plans
- Evacuation Diagrams
- Emergency Procedures Training
- Emergency Planning Committee (EPC) Training
- Emergency Control Organisations (ECO) Training
- Tailored Emergency Response Procedures
- Healthcare Emergency Response Procedures
- Independent Evaluation of Contractor Defect Reports
- Building Manual Preparation
- Outsourced Planning Portal Management and Lodgement







## Legal



As stewards of the BCA, Credwell takes great pride in upholding the integrity of, and confidence in the construction industry.

Working closely with leading law firms, strata managers, owners' corporations, and the various jurisdictions, Credwell has vast experience in supporting legal proceedings to successful outcomes.

Our experts can support your legal proceedings in the capacity of expert witness, perform joint inspections, prepare litigation compliant reports and report in reply.

- Advice
- Defect Inspections
- Fire Safety Defects Reports
- Litigation Compliant Reports
- Report in Reply
- Expert Witness

## Cladding Advisory



Compliance and remediation expertise.

The fire safety experts and building surveyors at Credwell can help you identify and address non-compliant external cladding and present a roadmap to rectification works.

Starting with the product documentation, and moving onto sample testing, we work closely with Accredited Testing Laboratories to determine compliance with the BCA.

When cladding is found to be non-compliant Credwell can help you with choosing appropriate and safe replacement cladding. Credwell also provide assistance with Orders for the removal and replacement of cladding, providing advice, inspections and compliance statements to satisfy Council or State Government Orders.

- Cladding Inspections & Audits
- Review Documentation
- Provide Compliance Advice
- Provide Recommendations
- Fire Testing
- Compliance Certificates for Fire Safety Orders
- Legal Support

*"We engaged Credwell to identify if we had non-compliant cladding on our building. Credwell provided a detailed report along with a remediation plan on how to rectify the issue that was presented and assisted in advising the insurer and local Council. Nothing was too hard for Credwell, and they answered any queries from the Strata Committee, promptly. Highly recommend."*  
Nick Stephenson - Senior Strata Manager







## Sustainable Building Design



Credwell's multi-disciplinary team supports a flexible and practical approach to Sustainable Building Design, creating an optimal pathway to BCA compliance and sustainability outcomes.

Our team is uniquely placed to address sustainable building requirements, drawing upon specialist training from the fields of Architecture, Civil Engineering, Mechanical Engineering, and the BCA.

A holistic approach – fusing technical and sustainability considerations with the aesthetic, gives your project the strategic advantage.

- Early-Stage Design
- Thermal Comfort
- Daylight Modelling
- Climate Change Adaptation Plan
- Passive Design
- Carbon Strategy
- Feasibility Assessment for Sustainable Technologies
- Feasibility Assessment for Renewable Energy Generation Systems

## Sustainable Building Regulation



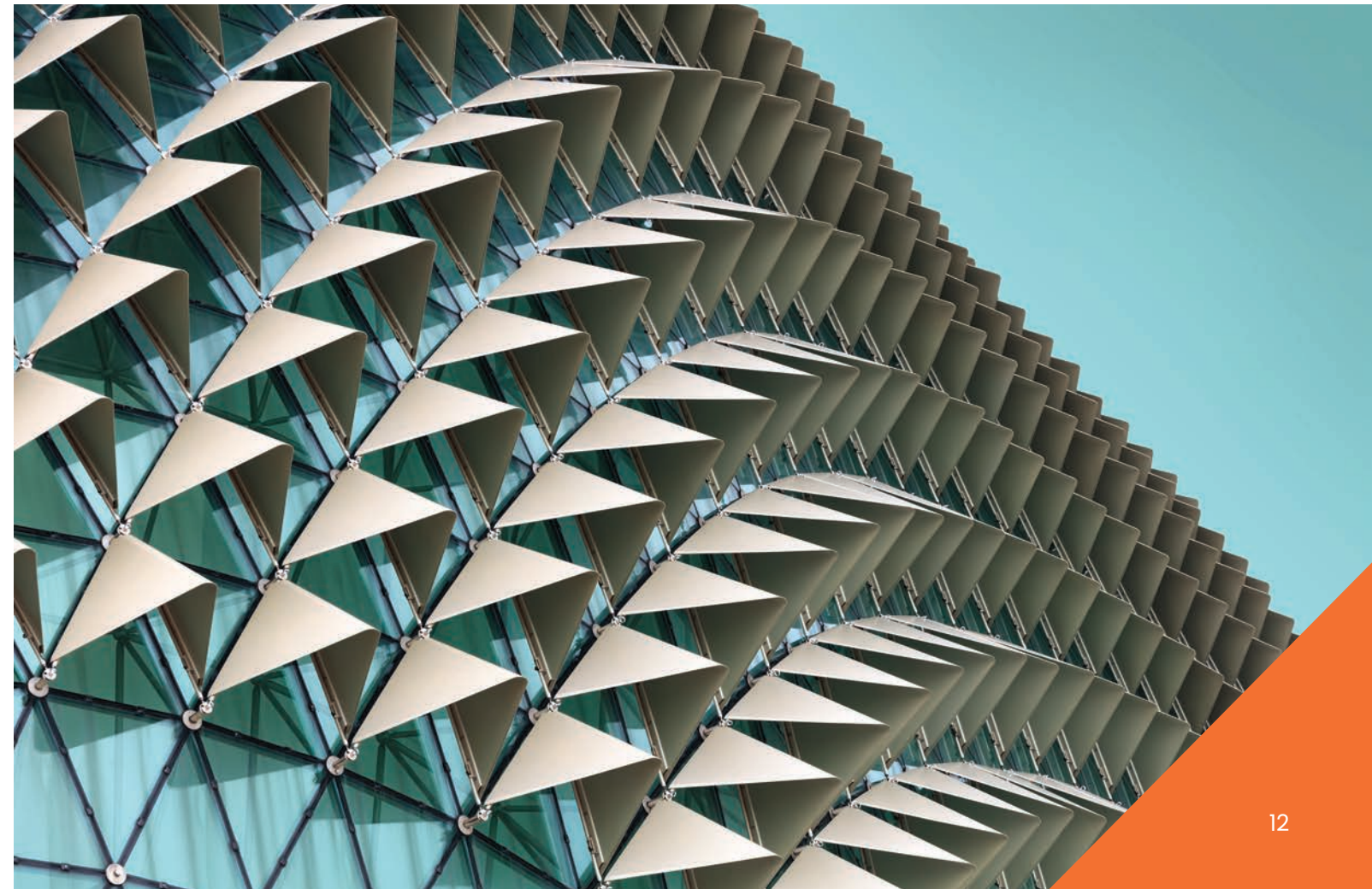
Credwell consultants skilfully address water consumption, thermal comfort, and energy usage requirements, while holistically balancing BCA and design goals.

There are advantages to putting your energy requirements in the hands of Credwell. Our consultants add value at every stage of the Sustainable Building Regulation life cycle, from development application stage, right through to achieving an Occupation Certificate.

Working with a BCA aligned approach, Credwell can support the full spectrum of energy requirements.

We mitigate risk to other project requirements, creating sustainable building outcomes with BCA compliance, executed with skilful synergy.

- Section J DTS Reports
- JV3 Performance Solutions
- BASIX Certification
- NatHERS Modelling
- Condensation & Mould Growth Analysis
- Periodical Section J & BASIX Inspections
- Section J & BASIX Compliance Statement
- Thermal Imaging







## Sustainable Building Ratings



At Credwell, we believe if sustainability performance can be accurately measured, it can be improved.

Our team knows how to unlock a range of environmental, financial and livability benefits – both short and long term.

We do this by expertly applying all disciplines to each criteria, balancing cost, aesthetics, and BCA regulations to achieve outstanding sustainability outcomes.

The Credwell team can help you achieve your sustainable building goals, and wherever possible, we will exceed expectations.

- Green Star
- NABERS
- WELL
- fitwel

*“SARM Architects have worked with Pdraig and his team for many years, there is always genuine enthusiasm in the service provided, even if clarification is required before a project has become a reality, advice has always been forthcoming. Further, Credwell have regularly attended our office to educate our team to be aware of ESD principles with seminars that have been claimed as informal Continued Development Points.”*

Robert McNamara - SARM Architects

## QEA Tech



Outsmart building energy loss.

Credwell’s proprietary QEA Tech is a practical and quantitative energy audit solution. Our specialist drone captures thousands of thermal images which are processed by our proprietary software.

The resulting data provides major insights into your infrastructure’s energy efficiency and clearly identifies where building envelope upgrades will achieve significant future cost savings.

The Australian government has committed to a carbon emissions reduction target of 26-28% based on 2005 levels by 2030 and Net Zero by 2050.

NSW has even more ambitious targets with a reduction of 50% on 2005 levels by 2030.

Credwell has the technology to assist in closing this gap.

## Our Technology

### Step 1 : Drone Inspection

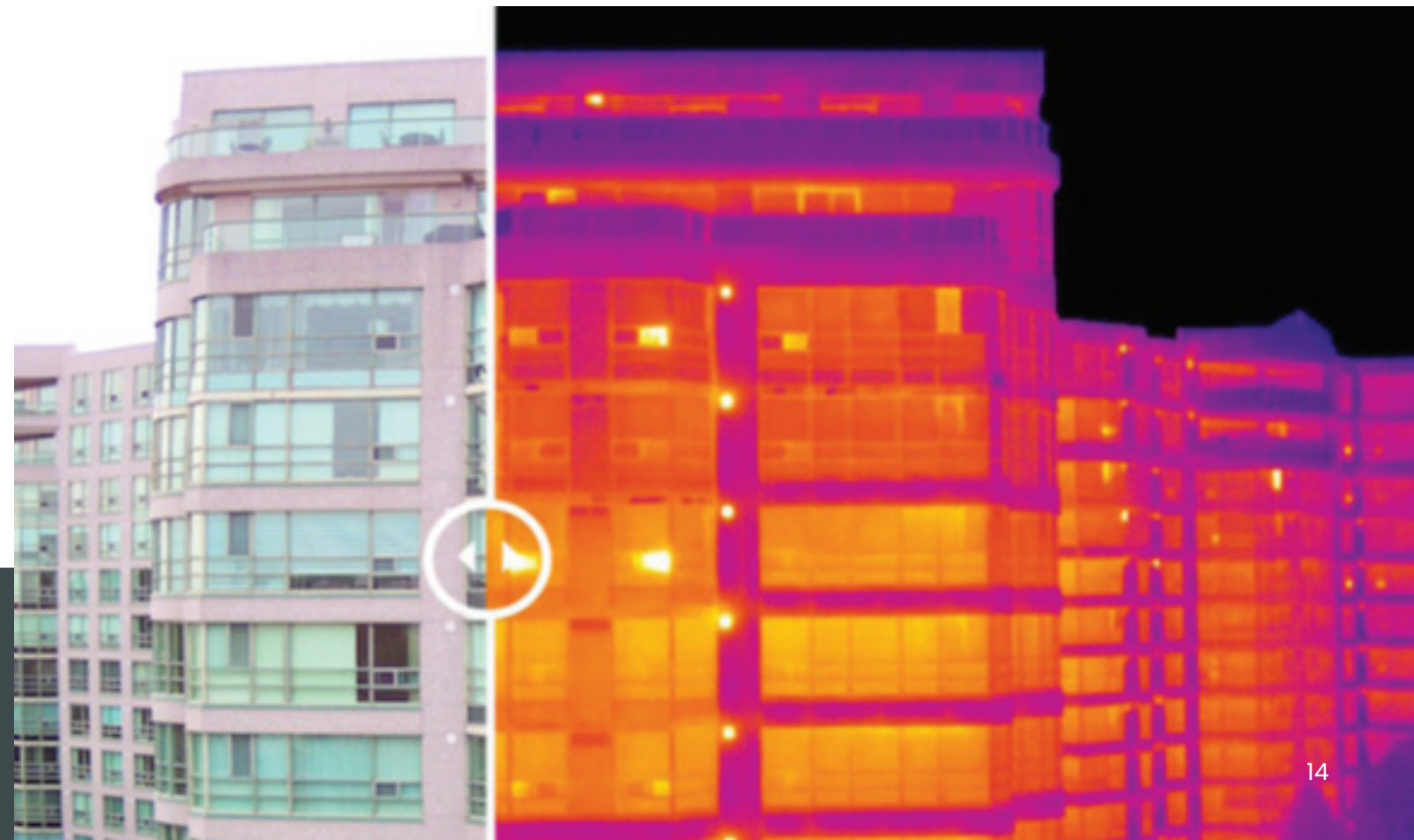
We fly our drones on a pre-planned route around your building and capture thousands of visual and thermal images.

### Step 2 : 3D Model & Quantify

With our proprietary software, we process thousands of images and transform each pixel into a comprehensive 3D model of your building for quantifiable data and insights.

### Step 3 : Building Envelope Health Report

All clients receive 24/7 QEA Tech dashboard access. Your graphical portal provides at-a-glance views of selected visual and thermographic images and reports relevant to a particular part of structures, infrastructures, and other assets, including a powerful report that estimates a ROI on repairs.







Our Performance Solutions are tailor-made to fit the unique needs of our clients and their design vision.

At Credwell Performance, we believe that well-designed compliance solutions will play an important role in shaping the future of Australian buildings. That's why we're dedicated to finding the right solution for your project - so that the buildings we work, live and play in are incredible - just as you imagined them.

We understand that each project is different, and know that a bespoke approach to your compliance will make sure you get the most out of your design, your site and your consultants. We can take you on the journey from initial consult to final sign-off, ensuring you understand the fire safety of your building.



Above: Credwell Performance team members created a performance based egress strategy for Bankwest Stadium, and a performance based smoke exhaust strategy for the Western Stand based on BR368 and carried out Computational Fluid Dynamics (CFD) simulations to test the fire safety design and egress strategy.

## Fire Safety Engineering



Unlocking potential and maximising design efficiency.

Following the Deemed-to-Satisfy provisions in the BCA is one way to achieve your buildings' necessary approvals. However, this can sometimes come at the expense of ambitious and innovative building design or add to both your project timeline and budget. That's where Performance Solutions come in.

Performance Solutions are an alternative way to comply with building safety regulations. They're entirely bespoke and are signed off by a Certifier – Fire Safety (formerly known as C10 Accredited Certifier).

Our solutions are flexible and designed to suit your design concept, budget, project timeline, and occupant requirements – whilst ensuring occupant safety. We work with your design team to deliver design solutions that are safe, compliant and most importantly, the right fit for your project.

- Design Advice
- Liaise with the Fire Brigade
- Fire Engineering Reports
- CFD Modelling
- Investigating Fire Safety Orders and Safety Issues
- Evacuation Modelling
- Fire Life Safety

Right: Sydney International Convention Exhibition Entertainment Precinct. This project comprises a new convention centre, exhibition halls and an 8,000 seat theatre. The scale of the buildings resulted in many unique fire engineering challenges. We worked closely with the design team, contractor, project manager, operator and approval authorities to progress the project through the design stages and into construction to develop over 100 integrated Fire Engineering solutions completed by Credwell Performance team members.







## Learning



As a learning organisation, Credwell relishes the opportunity to share updates and best practice with our colleagues and clients.

Credwell is committed to continual improvement and the currency of our knowledge is essential in an ever-changing construction landscape.

Credwell can help your organisation's knowledge base by holding a tailored learning session. We recommend a luncheon presentation but will work in with the needs of your organisation. If required, we can help you with venue arrangements.

- Achieving Declared Designs
- NCC/BCA Changes
- How to Properly Maintain Fire Safety Measures
- Emergency Procedures overview
- Avoiding Common Defects
- Introduction to Built Sustainability
- Sustainable Building Rating Solutions
- Condensation Analysis
- Thermal Imaging
- Section J / BASIX Compliance
- Core Principles of Fire Engineering

## Our Leadership Team

Industry leaders and outstanding communicators. We have a highly experienced team that have worked on some of the most influential projects in Australia.



**James Deter**  
Director, Credwell  
Building Surveyor – Unrestricted



**Greg Gerstl**  
CEO, Credwell



**Padraig Healy**  
Director, Credwell Energy



**Will Marshall**  
Director, Credwell Performance  
Certifier – Fire Safety



**Michael Barnes**  
Director, Credwell Fire & Risk



**Zoe Brown**  
Associate  
Building Surveyor – Unrestricted



**Robert Briant**  
Associate  
Building Surveyor – Unrestricted



**Adam Southwell**  
Associate  
Building Surveyor – Unrestricted



**Christopher Ward**  
Associate  
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