Capability **Statement**

Building services design for residential, commercial, industrial, hospitality, childcare and fitness projects across NSW, the ACT and Victoria, designed and documented in-house.



33–37 SEAVIEW STREET, CRONULLA · AXONOMETRIC

2026

Electrical, NBN & Dry Fire Engineering

01	Electrical Engineering
02	Lighting & Emergency Lighting
03	NBN & Communications
04	Dry Fire
05	Security, Access & AV

PRACTICE

Phase Consulting Engineers
ABN 79 659 522 835
Suite 4, 15–17 Forest Road
Hurstville NSW 2220

REGISTRATIONS

Professional Engineer PRE0001307
Design Practitioner DEP0001903
FPAS Accredited F058645D

CONTACT

Abbas Alawie, Director
0426 170 574
info@phaseeng.au · phaseeng.com.au

01 ABOUT PHASE

Building services engineering, designed as one.

Phase Consulting Engineers is a Sydney building services consultancy delivering electrical, communications and dry fire engineering for residential, commercial, industrial, hospitality, childcare and fitness projects across New South Wales and beyond.

Every discipline is designed and documented in-house. Power, lighting, communications, security and fire detection are planned together by one team, so switchrooms, risers, fire panels and comms rooms are coordinated from the first spatial issue rather than resolved on site.

Phase is director-led. The engineer who reviews your brief is the registered practitioner who designs, signs and certifies the work, with documentation built to take a project from DA through CC/CDC to construction issue.

60+ PROJECTS ENGAGED SINCE 2024	**30** STOREYS: TALLEST TOWER DOCUMENTED
10 PLUS FITNESS CLUBS ACROSS NSW AND VICTORIA	**NSW · ACT · VIC** PROJECT LOCATIONS

01	02	03	04	05	06
Electrical	**Lighting**	**NBN & Communications**	**Dry Fire**	**Security, Access & AV**	**Compliance & Certification**
Supply, switchboards and power	AS/NZS 1680 and 2293.1	Pit and pipe, MDF and MATV	AS 1670.1 and AS 1670.4	CCTV, access and intercom	Statements and declarations

Sectors we design for

RESIDENTIAL TO INDUSTRIAL

01
Residential
High-rise and mid-rise apartments, multi-dwelling housing, boarding houses

02
Childcare & Education
Centre-based childcare and college fitouts

03
Health & Fitness
Gym and wellness fitouts, allied health clinics

04
Hospitality & Tourism
Hotel additions and tourist accommodation

05
Commercial & Mixed Use
Office, retail and mixed-use developments

06
Industrial
Warehouses, business centres and industrial estates

02 SERVICES

What we design in-house

01

Electrical Engineering

Supply strategy through to construction-ready power documentation.

- Maximum demand assessments to AS/NZS 3000 Appendix C and supply strategy
- Consumer mains and submain selection to AS/NZS 3008.1.1: current rating, voltage drop, fault level and loop impedance
- Main switchboard, distribution board and metering single line diagrams and schematics
- Power, lighting and communications layouts for every level
- Ausgrid connection applications and preliminary Level 3 advice
- EV charging provisions, energy monitoring and BMS integration
- Cable tray, containment and builders' works coordination
- Energy consumption reporting from site data logging

02

Lighting & Emergency Lighting

Lighting that meets the standard and the design intent.

- Interior lighting design and calculations to the AS/NZS 1680 series using DIALux and AGi32
- Feature, low-level and specialist lighting packages for premium fitouts
- High-bay industrial and warehouse lighting
- Emergency and exit lighting design to AS/NZS 2293.1, including monitored system control
- Lighting control strategies and luminaire schedules linked to the drawings
- Lighting for DA and CPTED conditions, with lighting maintenance policies

03

NBN & Communications

Telecommunications infrastructure that NBN Co and the builder can build.

- NBN Co pit and pipe design for new developments
- Lead-in conduit design and coordination with NBN Co requirements
- MDF, comms room and riser spatial provisions
- Structured cabling and data outlet layouts
- MATV and TV antenna distribution
- Intercom, video entry and home automation systems

02 SERVICES, CONTINUED

Fire, security and certification

04

Dry Fire

Fire detection and occupant warning, designed by an FPAS-accredited designer.

- Fire detection and alarm system design to AS 1670.1: smoke and heat detection layouts
- Emergency warning (EWIS) and building occupant warning systems to AS 1670.4
- Fire indicator panel single line diagrams and details
- Interfaces with mechanical plant, lifts, access control and other building services
- Review of fire engineering reports and BCA reports to set the design basis

05

Security, Access & AV

Low-voltage systems coordinated with power and fire from day one.

- CCTV and access control layouts and schematics
- Intercom and entry systems for residential and commercial buildings
- AV provisions for fitouts and amenity spaces
- Home automation for premium residential

06

Compliance & Certification

Declarations and certificates issued by the practitioner who did the design.

- Design statements and compliance certificates for CC and CDC
- Design compliance declarations for Class 2 buildings under the Design and Building Practitioners Act 2020
- Compliance audits against client and operator design briefs (PPR)
- NCC, BCA and fire engineering report review
- Construction-phase support, RFI responses and shop drawing review

Designed once, coordinated in-house

When electrical, security and fire sit with one consultant, the interfaces between them are designed together rather than left for site.

Fire panel to mechanical
Air-handling shutdown and smoke control on alarm

Fire panel to lifts
Lift homing and recall on fire alarm

Fire panel to access control
Door release on alarm for safe egress

EWIS to occupants
Alert and evacuation signals zoned to match detection

Switchboard to life safety
Fire-rated supplies to safety services

Emergency lighting to egress
Coverage coordinated with exits and fire-isolated stairs

03 CREDENTIALS & APPROACH

Registered, accredited and accountable

Professional Engineer (Electrical)
PRE0001307
NSW Professional Engineers Register

Registered Design Practitioner
DEP0001903
Design and Building Practitioners Act 2020 (NSW)

FPAS Accredited Practitioner
F058645D
Fire detection and alarm system design

Australian Business Number
79 659 522 835
Phase Electrical Consulting AU Pty Ltd · ACN 659 522 835

How we deliver

CONCEPT TO CONSTRUCTION

01 **Brief & feasibility**
Review of architectural, BCA, fire engineering and client briefs. Maximum demand, supply strategy and Level 3 advice.

02 **Spatial & DA**
Switchroom, substation, comms room, riser and FIP planning. DA reports and responses to conditions.

03 **CC / CDC documentation**
Full electrical, NBN and dry fire drawing sets with design statements and schedules.

04 **Construction issue**
Coordinated Revit and AutoCAD sets, builders' works, RFIs and shop drawing review.

05 **Certification**
Design compliance declarations and design certificates issued in-house.

Standards & tools

DESIGN BASIS

AS/NZS 3000	Electrical installations (Wiring Rules)
AS/NZS 3008.1.1	Selection of cables
AS/NZS 1680	Interior and workplace lighting
AS/NZS 2293.1	Emergency lighting and exit signs
AS 1670.1	Fire detection, warning and control systems
AS 1670.4	Emergency sound systems and intercom (EWIS)
NCC 2022	Including Section J lighting, power and energy monitoring
NSW Service & Installation Rules	Network connection requirements
NBN Co guidelines	New developments pit, pipe and pathway

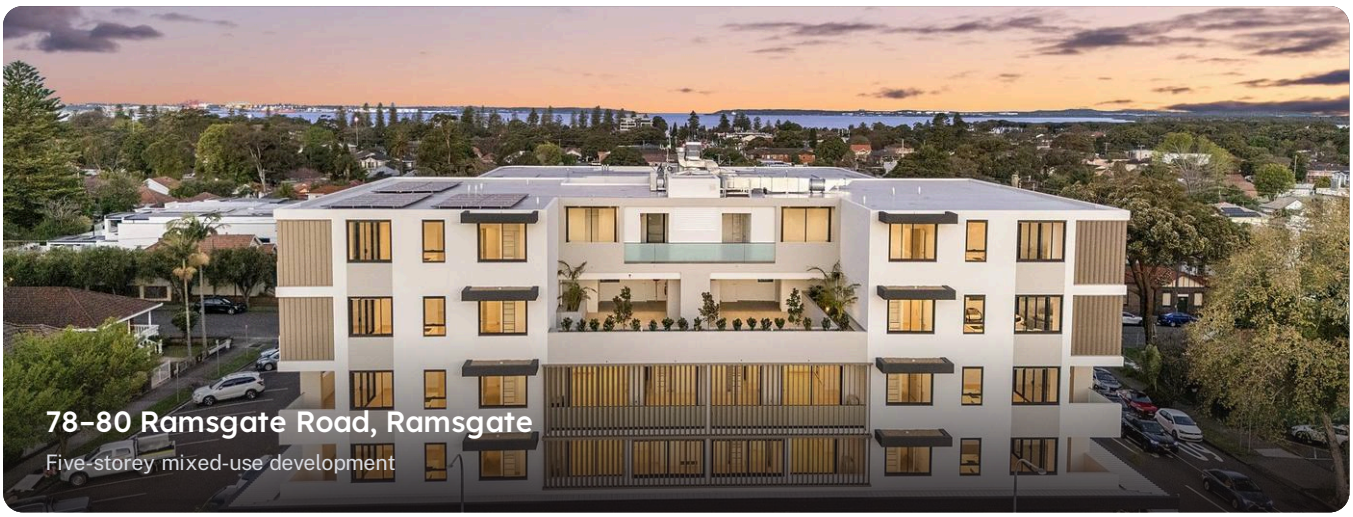
Revit MEP · AutoCAD MEP · Autodesk Construction Cloud · Bluebeam Revu · DIALux · AGi32 · ELEK Cable Pro · In-house calculation and automation tools

BIM-coordinated documentation

Services are modelled in Revit MEP and coordinated through Autodesk Construction Cloud, with IFC models available on request. Drawing sets are reviewed and marked up in Bluebeam before issue, and cable sizing is cross-checked against ELEK Cable Pro.

04 SELECTED PROJECTS

Projects across NSW, ACT and Victoria



78–80 Ramsgate Road, Ramsgate
Five-storey mixed-use development



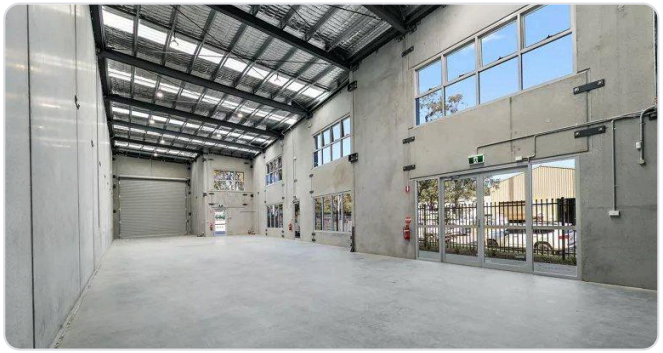
33–37 Seaview Street, Cronulla
Residential · Electrical, NBN and dry fire



357 New South Head Road, Double Bay
Retail and residential mixed use · Electrical



Plus Fitness
Gym fitouts across NSW and Victoria



60 Turton Street, Metford
Warehouse · High-bay lighting, power and comms

CLIENTS AND COLLABORATORS

Plus Fitness · Anytime Fitness · Fitness First · Kinderoos · SGB Group · Invecon Australia · Rayland · Mikrom Group · Sincorp Properties · Hamlin Enterprises · Archispectrum · Couvaras Architects · Designcorp Architects · Studio M · Bongiorno Hawkins + Associates

Images courtesy of the project architects, developers and operators.

04 SELECTED PROJECTS, CONTINUED

From 30-storey towers to premium fitouts

RESIDENTIAL · STATE SIGNIFICANT DEVELOPMENT 2025

East Walker Street

North Sydney NSW

Towers of 13 and 30 storeys | 4 basement levels

Two residential towers over four basements. Phase documented lighting, power, comms and security layouts, main switchboard single line diagrams, and schematics for NBN, security and access control, home automation, metering and emergency lighting control.

Electrical | NBN | Security & Access | Emergency Lighting

Architect: Designcorp Architects

RESIDENTIAL · AFFORDABLE HOUSING 2026

33–37 Seaview Street

Cronulla NSW

8 storeys | 3 basement levels

An eight-storey apartment building with an affordable-housing component over three basement levels. Phase prepared the spatial planning for the DA, with electrical, NBN and dry fire services coordinated as one package.

Electrical | NBN | Dry Fire

Developer: Invecon Australia · Architect: Couvaras Architects

RESIDENTIAL 2026

Block 13 Section 49

Deakin ACT

6 storeys | 3 basement levels | Full documentation set

An apartment building with two-, three-and four-bedroom units and penthouses. A complete electrical and communications package: lighting, power and comms and builders' works drawings for every level, plus main switchboard, electrical and comms schematics.

Electrical | Communications | Builders' Works

HEALTH & WELLNESS FITOUT 2026

Saint Haven Bondi Beach

Bondi Beach NSW

Issued for construction Sept 2026

A premium gym and wellness club. Phase delivered electrical, communications, security and access control, AV and dry fire, with a dedicated feature-lighting package, cable tray routing and main switchboard schematic. The design was checked against the operator's PPR design brief.

Electrical | Lighting | Security & AV | Dry Fire

D&C Builder: SGB Group

Where we've worked

2024 TO 2026

SYDNEY CBD & EAST
Sydney CBD, North Sydney, Chippendale, Bondi Beach, Double Bay, Kingsford

SOUTH & INNER WEST
Mascot, St Peters, Ashfield, Earlwood, Rockdale, Mortdale, Cronulla

NORTH & HILLS
Chatswood, Lane Cove, Epping, Carlingford, Castle Hill, Baulkham Hills

WEST & SOUTH-WEST
Blacktown, Marsden Park, Werrington, Bankstown, Campbelltown, Douglas Park

REGIONAL NSW
Central Coast, Newcastle, Hunter, Port Stephens, Illawarra, Kiama

INTERSTATE
Deakin ACT, Footscray VIC, Mambourin VIC

04 SELECTED PROJECTS, CONTINUED

Childcare, hospitality, fitness and industrial

HOSPITALITY 2026

Hotel Rooftop Sundeck

Chippendale NSW

Operating hotel | Issued for construction June 2026

A rooftop sundeck addition to an operating inner-city hotel. Electrical and dry fire design, including detection and emergency warning to AS 1670.1 and AS 1670.4, for a venue that stays open.

Electrical | Dry Fire | EWIS

Architect: Studio M

CHILDCARE 2026

Kinderoos Childcare Centre

Rosebery NSW

Basement + 2 levels | 2 construction issues

A centre-based childcare facility. Electrical and NBN design with dry fire detection layouts and fire indicator panel diagrams, taken through construction certificate stages and two construction issues.

Electrical | NBN | Dry Fire

Client: Kinderoos

FITNESS FITOUTS 2024–26

Fitness Portfolio

NSW & Victoria

13 gym fitouts | 10 Plus Fitness clubs

Thirteen gym fitouts since 2024: ten Plus Fitness clubs across NSW and Victoria, Fitness First Chatswood, and Anytime Fitness at Umina Beach and Cardiff. Lighting design with DIALux calculations, general power, and emergency and exit lighting to AS/NZS 2293.1.

Lighting | Power | Emergency Lighting

INDUSTRIAL 2024–26

Industrial & Business Premises

Greater Sydney & Hunter

4 sites | CDC and CC pathways

A two-storey business centre at Marsden Park, a multi-unit industrial development at Werrington, and warehouses at Metford and Caringbah. The work covered high-bay and site lighting, power and comms, and switchboard design through CDC and CC approvals.

Electrical | Lighting | NBN

Incl. Sincorp Properties · Bongiorno Hawkins + Associates

Also delivered

Douglas Park	35 two-storey dwellings: electrical, NBN and EV provisions	**Carlingford**	9-storey residential over 2 basements: electrical, NBN and MATV
Kundle Kundle	Documentation of an existing 2,500 A switchboard installation	**Ingleburn**	NBN design for a development at 48–50 Sackville Street
Sydney CBD	Commercial and college fitouts on Kent and Elizabeth Streets	**Kingsford**	Mixed-use storage, office and residential: electrical, NBN and dry fire
Blacktown	Boarding house: DA and CPTED lighting compliance	**Mount Druitt & West Pennant Hills**	Health clinic fitouts: dry fire detection and warning

05 LEADERSHIP

Director-led, start to finish

AA

Abbas Alawie

DIRECTOR

PRE0001307 · Professional Engineer (Electrical)

DEP0001903 · Design Practitioner

F058645D · FPAS Accredited

Abbas leads every Phase project personally, from first spatial advice through to construction issue and certification. He has designed building services in NSW since 2017, across residential towers, childcare, hospitality, fitness and industrial projects.

He is a registered Professional Engineer (Electrical) and Design Practitioner in NSW, and holds FPAS accreditation for fire detection and alarm system design. He works directly in Revit and AutoCAD MEP, coordinates BIM models through Autodesk Construction Cloud, and develops his own calculation and documentation tools.

Director-led

The engineer you meet is the engineer who designs, signs and certifies.

One team, every low-voltage trade

Power, comms, security and fire are coordinated in-house, so nothing falls between consultants.

Registered and accredited

PRE, DEP and FPAS credentials, so declarations and certificates are issued without handover.

Construction-ready

Complete Revit and AutoCAD sets with schedules, schematics and builders' works that builders can price and build.

Ways to engage us

PACKAGE OR SINGLE DISCIPLINE

01

Full services package

Electrical, NBN and dry fire from brief to construction issue, with one coordinated proposal and one point of contact.

02

Single discipline

Any service can be engaged on its own: electrical only, NBN only or dry fire only.

03

Compliance & certification

Design statements, compliance certificates and Class 2 design compliance declarations.

Let's talk about **your next project.**

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