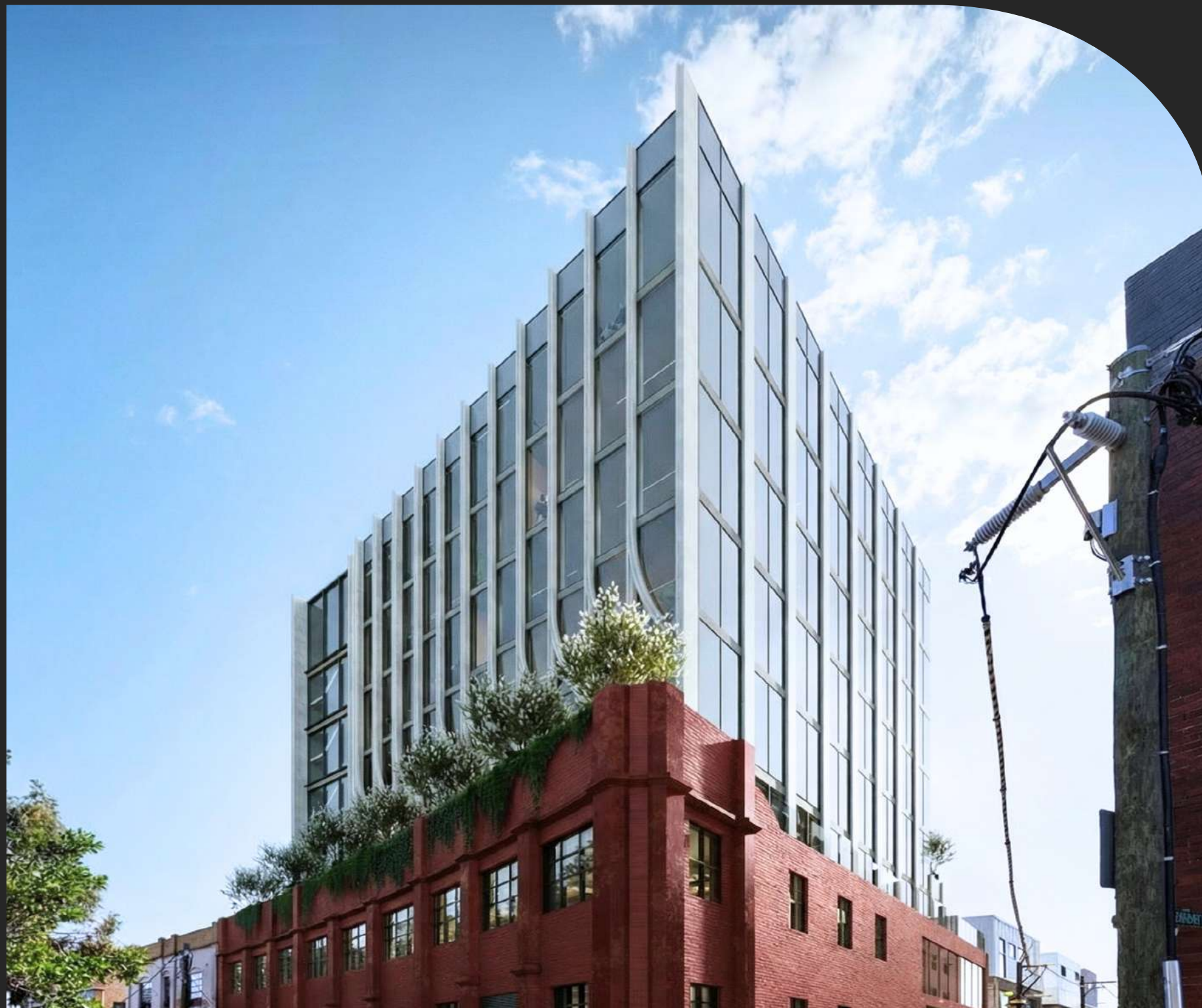




WRAP Engineering Pty Ltd

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Capability Statement

Solutions



Fully Realised

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Leadership



Robert Holovka - Director
Mechanical

Robert established WRAP Engineering in early 2016, bringing with him over 25 years of valuable experience in a variety of building sectors. His work has been fundamental in the successful delivery of many projects throughout Australia. Robert's committed client focus and people skills have allowed him to enhance the company's profile and capability in the industry.



James Vercourlen - Director
Hydraulics & Fire Protection

With a career spanning over 15 years, James has developed broad and diverse experience across the industry. He has the ability to combine strong technical thinking with extensive industry knowledge while remaining approachable and easy to work with. His logical approach to problem-solving and his interest in comprehensively understanding each project result in successful, cost-effective solutions.



Steven Beer - Director
Electrical

Steve has been a Director of WRAP Engineering since 2017, and is a highly experienced electrical engineer and specialist lighting designer. His practical approach ensures lighting is appropriate for a space, whilst his inherent appreciation of new technologies and flow-on effects lends itself well to enhancing spaces aesthetically. He has been a judge of the Victorian and Tasmanian IES Lighting Awards three times.

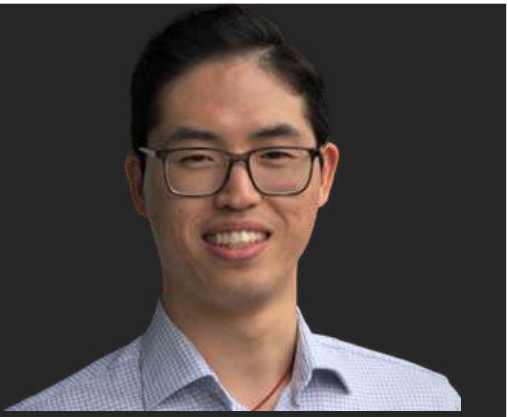


Kavita Gusain - Director
Sustainability

As the sustainability lead at WRAP Engineering, Kavita brings over 22 years' experience in the design and delivery of energy, water and IEQ solutions, building simulation, Green Star certifications. She is a registered Green Star Accredited Professional, NABERS Assessor, and LEED Accredited Professional, and a WELL Community Program Advisory Board Member.

Key Personnel

WRAP Engineering brings together a team with decades of combined experience in engineering consultancy and services, across the full spectrum of building sectors. WRAP Engineering specialises in providing services engineering and sustainability solutions that work in the built environment. Our holistic approach considers whole-of-life building issues and brings value to clients.

				
Adrian Moskaljuk Associate Director/ Mechanical Team Lead B. Science M. Engineering (Mech), University of Melbourne	Alex Ball Associate Director/ Hydraulic & Fire Protection Team Lead B. Engineering (Mech), Swinburne University	Will Drayton Associate Director/ Electrical Team Lead B. Electrical Engineering (Hons), University of Melbourne	Robert Tombolato Associate/ Mechanical Engineer B. Technology, Deakin Grad. Diploma of Building Services, VUT	Xin Yuan Lu Associate/Project Lead/ Electrical Engineer B. Engineering (Science) M. Eng (Mechatronics), University of Melbourne
				
Dr Matthew Webb Associate Sustainability Consultant PhD (Engineering & Architecture) & B. Mechanical Eng. (Hons), University of Melbourne, Green Star AP	Angus Langley Project Lead/ Senior Hydraulic & Wet Fire Engineer B. Mechanical Engineering (Hons), Deakin University	Mehdi Shabani BIM Manager B. Science (Mech), M. Engineering (Mech), IA University	Rebecca Bleakley Senior Project Administrator/ Document Controller Administration Certificate Level 6, QQI Ireland	Ryan Birks Finance Manager/ Contract Administrator B. Commerce (Accounting & Finance), Deakin University, CPA

Disciplines



Mechanical

- Air conditioning systems.
- Low pressure ductwork.
- Chilled, heating and condenser water systems.
- Water treatment systems.
- Refrigeration systems.
- Air handling plant.
- Ventilation systems.
- Air filtration.
- Smoke hazard management.
- Stair pressurisation systems.
- Kitchen exhaust systems.
- Car park ventilation systems.
- CFD modelling.
- DDC and automatic controls.



Electrical

- High and low voltage power supply.
- Low voltage distribution and power reticulation.
- Renewable energy systems.
- Generator and stand-by power.
- Electrical management systems and check metering.
- Active harmonic filtering.
- Power factor correction.
- Emergency and exit lighting.
- Communications systems.
- Security systems.
- MATV systems.
- Nurse call systems.
- Public address systems.



Hydraulic

- Sanitary fittings and fixtures.
- Sanitary drainage and venting.
- Hot water generation and distribution.
- Cold water reticulation.
- Stormwater systems.
- Recycled water systems.
- Trade waste systems.
- Natural gas supply and distribution.
- Rainwater collection and reticulation.
- Rainwater filtration systems.
- Grey and blackwater system.



Fire Protection

- Fire booster assemblies.
- Fire detection and alarm systems.
- Fire hydrant systems.
- Hose reel systems.
- Emergency warning systems.
- Warden intercom systems.
- Fire extinguishers.
- Fire sprinkler systems.
- Single and multi-stage pump assemblies.
- Smoke extraction systems.



Vertical Transport

- Lift Performance modelling and optimisation.
- Passenger Lifts.
- Hoists.
- Goods lifts.
- Lift motor rooms.
- Escalators and moving walkways.



Sustainability

- Sustainable design, passive design and energy efficiency.
- Sustainability reporting for town planning.
- BCA Section J and J1V3 modelling.
- House Energy Ratings (NatHERS).
- Environmental rating tools:
 - Green Star.
 - WELL, LEED and Fitwel.
- NABERS.



Specialist Lighting

- Architectural lighting design.
- Architectural lighting layout and section details.
- Lighting Calculations.
- Environmentally sensitive outdoor lighting design.
- Dynamic lighting control schemes.

Building Services



[01] Building Services Design

Our highly collaborative design processes create opportunities for innovation and integration on all projects. We respect and respond to aesthetic intent and provide tailored solutions that align with the client's required quality and value outcomes.



[02] Sustainable Design

Environmental sustainability and energy efficiency are at the heart of every WRAP project, integrated with our services engineering. Our sustainability specialists aim to achieve or exceed sustainability targets, from compliance to top-class certification.



[03] Construction

Throughout construction, we maintain communication with contractors to quickly identify any potential issues and ensure conformance. We carry out inspections and facilitate practical completion, certificates of occupancy and building handover.



[04] CFD Modelling

Our experience with computational fluid dynamics allows us to develop custom, fit-for-purpose ventilation systems (e.g. car parks) to provide cost savings, more saleable area and better coordination with other services during design and construction.



[05] Peer Review

Through the detailed review and analysis of project design documentation by other building services consultants, we identify any risks and opportunities that can be amended to enhance designs and create additional value for the client.



[06] Due Diligence

Energy costs are predicted to rise rapidly, which will dramatically affect building running costs. Reducing the energy footprint of a building has tangible benefits. We provide analysis, condition reports, recommendations, planning and preservation strategy.

Sustainability

Sustainability and energy efficiency are at the heart of every WRAP Engineering project. We offer integrated building services engineering and sustainable design for all our projects.

Led by Kavita Gusain, we assist with the full life cycle of your project, from sustainable and resilient design, passive design, energy efficiency, sustainability reporting for town planning, BCA Section J and J1V3 energy modelling, and/or house energy ratings (NatHERS), to environmental rating tools such as Green Star, NABERS, LEED, WELL and Fitwel.

Energy reduction is another common query that WRAP Engineering can assist you with. We identify the issues contributing to your site's energy usage and, utilising this data as a base, develop appropriate strategies and recommendations to help you reduce the site's energy consumption. These energy reduction strategies are validated using appropriate modelling tools to confirm their suitability prior to implementation.



Sustainability Services



[01] Green Star

An internationally-recognised Australian sustainability rating and certification system, WRAP Engineering offers expertise in Green Star and has extensive experience delivering certified Green Star ratings for clients across many different sectors.



[02] Sustainability Assessment

Looking for support with NABERS, LEED, WELL, or Fitwel environmental rating tools? WRAP Engineering offers accredited and experienced sustainability consultants. We provide clear, simple and focused consulting services throughout the planning, design and construction of the project.



[03] Energy Modelling

WRAP Engineering is experienced in energy modelling to ensure compliance with minimum energy efficiency standards such as BCA Section J in Australia. This compliance energy modelling may be further extended to voluntary codes, such as LEED and Green Star. It can also be used as an early design tool for buildings with energy efficiency as a focus of the project's design.



[04] Daylight Modelling

WRAP Engineering can provide daylight modelling at the onset of your project to ensure the building will achieve desired levels of daylight, avoid glare, and so appropriate shading systems are considered in the design. Daylight modelling can also demonstrate compliance with council requirements and rating tools.



[05] Climate Resilience

Climate change affects what we are designing today for the future. Using real data, experts can reliably forecast increases in temperature, bushfires, floods and droughts. Increasingly, we must consider these factors as part of a design. WRAP can provide a Climate Adaptation Plan or climate consulting for your project.



[06] Adaptive Reuse

This is the process where existing buildings are altered to be used in a different capacity than their original purpose. It provides environmental benefits by extending a building's life and significantly reducing the embodied energy associated with demolishing the old building and erecting a new structure in its place.

Let's Build

S



Something

Together



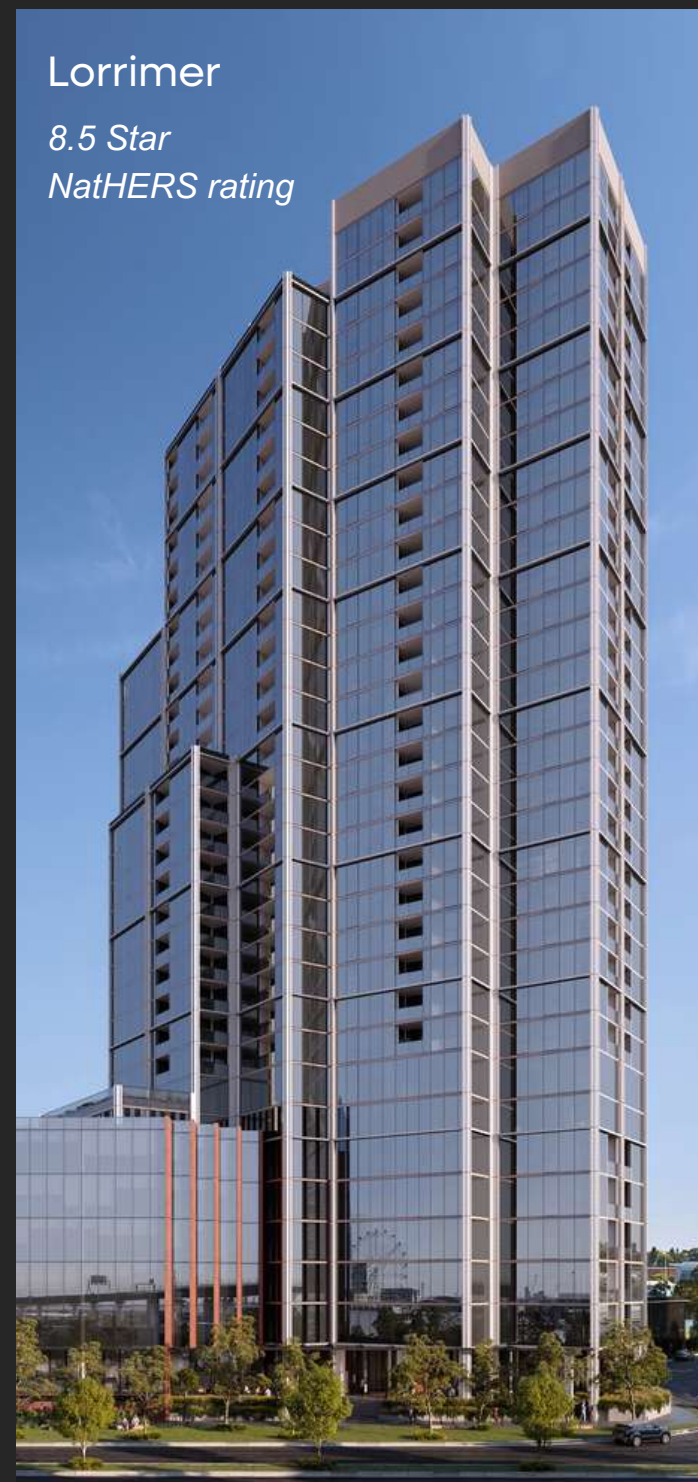
Neue Grand

*The Urban Developer Awards for Industry Excellence 2025 Finalist
Development of the Year – Small-Scale Residential
& Excellence in Design Innovation*



Tarakan Estate

*Victorian Premier's Design Awards
2024 Finalist*



Lorrimer

*8.5 Star
NatHERS rating*



Argyle Square

6.5 Energy Rating



GLM Flemington Estate

*Government Partnerships
Excellence Award*

Residential

- Neue Grand, Melbourne
- Lorimer, Docklands
- Whitehall Street, Footscray
- GLM Public Housing, Prahran
- 33 Alfred Street, North Melbourne
- Tarakan Estate, Heidelberg West
- St Georges Road, Toorak
- Argyle Square, Carlton
- GLM Flemington Estate
- La Sal, Chelsea
- 431 Hampton Street, Hampton
- Cumulus, Dandenong
- 6 Sydney Street, Prahran
- The Clayworks, Sunshine
- 97 Alma Road, St Kilda East
- 14 Rockley Road, South Yarra
- Unison, Bell Street
- 450 Gore Street, Fitzroy
- 18-22 Ocean Street, Hampton
- Elsternwick Gardens
- 34-38 Bond Street, Ringwood
- Cadee House, Balwyn North
- 33 St David Street, Fitzroy

Commercial Base Build

- 470 Collins Street, Melbourne
- 11 Stewart Street, Richmond
- 600 Church Street, Cremorne
- Crystal, South Yarra
- 383 Nepean Highway, Frankston
- Cremorne Place, Cremorne
- 88L, Collingwood
- 180 Lonsdale Street, Melbourne
- Victoria House, Geelong
- 350 Johnston Street, Abbotsford
- Metropolitan Hotel, Melbourne
- 34 Cremorne Street, Cremorne
- Bryant & May Building, Cremorne
- 8 Carlton Street, Prahran
- Cassells House, Melbourne
- 658 Church Street, Cremorne
- OneFourFive, Clarendon
- 60 Collins Street, Melbourne
- 435 Smith Street, Fitzroy
- 50 Queen Street, Melbourne
- Green House, Cremorne
- 175 High Street, Northcote
- 21 Ellington Parade, Box Hill



470 Collins Street, Melbourne



88L, Collingwood

600 Church Street,
Cremorne



383 Nepean, Frankston
5.5 Star Green Star
Rating



Crystal,
South Yarra



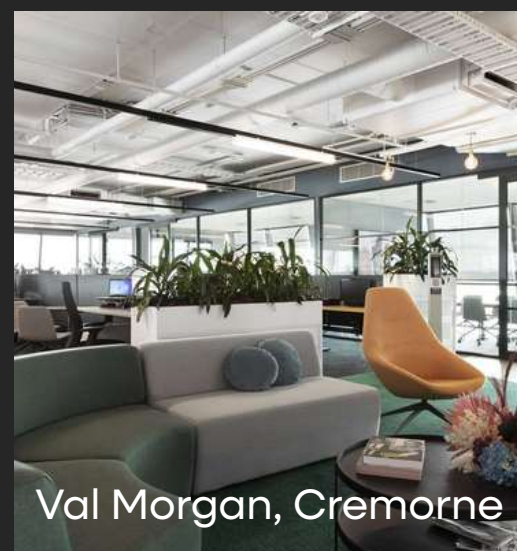
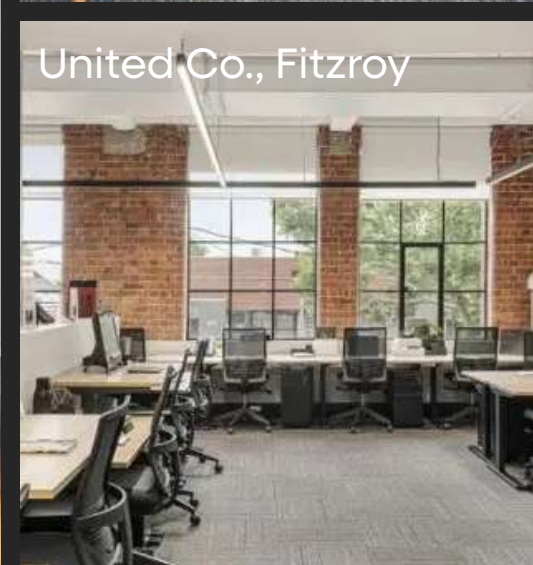
Galkangu - Bendigo GovHub

National Architecture Awards Program 2024

Commercial Architecture, Interior Architecture, Regional Prize, Urban Design

Commercial Fitout

- CreativeCubes.Co, Balaclava
- Servcorp, Melbourne
- EasyGo Gaming, Cremorne
- Aesop Headquarters, Collingwood
- United Co., Fitzroy
- DFFH, Frankston
- WRAP Engineering, Richmond
- Credabl Office, Cremorne
- CreativeCubes.Co, Collingwood
- Val Morgan Office, Cremorne
- DJCS, Frankston
- CreativeCubes.Co, Adelaide
- Victory Office, Cremorne
- Zero Grips, Collingwood
- Cosh Living Office, Cremorne
- CreativeCubes.Co, East Melbourne
- VCAT Long Term Accommodation



Caulfield Village Precinct
Better Future - Melbourne Design Awards 2026 - Gold



Chora Village
*National Trust Heritage Awards
Architecture and Built Conservation*



Victoria Square
Shortlisted for UDIA Excellence Award 2023

Sky Square



The Archive

City of Port Phillip

Design & Development Award 2026 Finalist

Mixed Use

- Caulfield Village Precinct
- The Archive, Southbank
- Victoria Square Stage 2, Footscray
- Chora, Northcote
- Sky Square, Box Hill
- South Yarra House
- The Wilmot, Glen Iris
- Tea House, Southbank
- Nestd, Wangaratta
- 4 Atherton Road, Oakleigh
- 177 Toorak Road, South Yarra
- Aria Melbourne, Southbank
- Metropolitan Hotel, Melbourne
- 402 Macaulay Road, Kensington
- 473 Neerim Road, Murrumbeena
- Walk Up Village, Collingwood
- Elsternwick Gardens
- Johnston & Napier, Fitzroy
- 180 Clarendon Street, South Melbourne

Hospitality

- Mott 32 Crown, Melbourne
- Mihi Tavern, Brassall
- Reine & La Rue, Melbourne
- Woodpecker Tavern, Burpengary
- Martha's Estate, Tuerong
- Nomad, Melbourne
- Sporting Globe, Greensborough
- Kenmore Beer Garden
- Sand Bar, Surfers Paradise
- Imperial Hotel, South Melbourne
- Sky Square, Box Hill
- Pullman Hotel, Melbourne
- Sporting Globe, Chirnside Park
- Axil Coffee, Cremorne
- Spice Temple Crown, Melbourne
- Hector's Deli, Richmond
- 12 Apostles Hot Springs & Resort
- Crown Towers Wine Bar, Perth



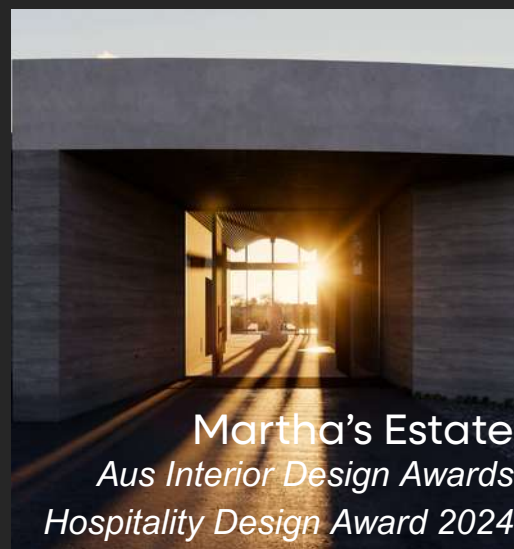
Mott 32, Crown Towers



Imperial Hotel



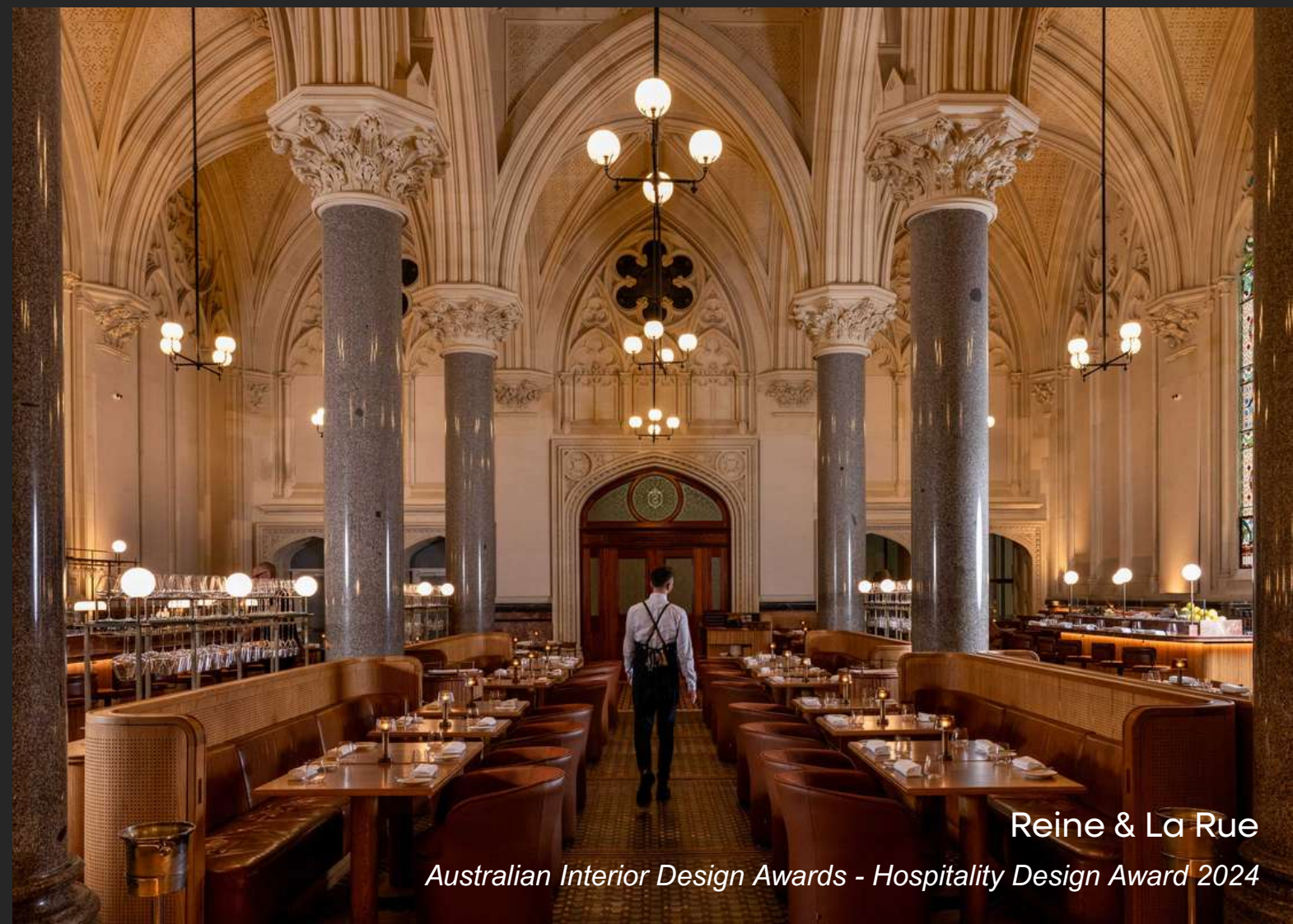
Cleveland Sands Hotel



Martha's Estate
Aus Interior Design Awards
Hospitality Design Award 2024



Sporting Globe



Reine & La Rue

Australian Interior Design Awards - Hospitality Design Award 2024

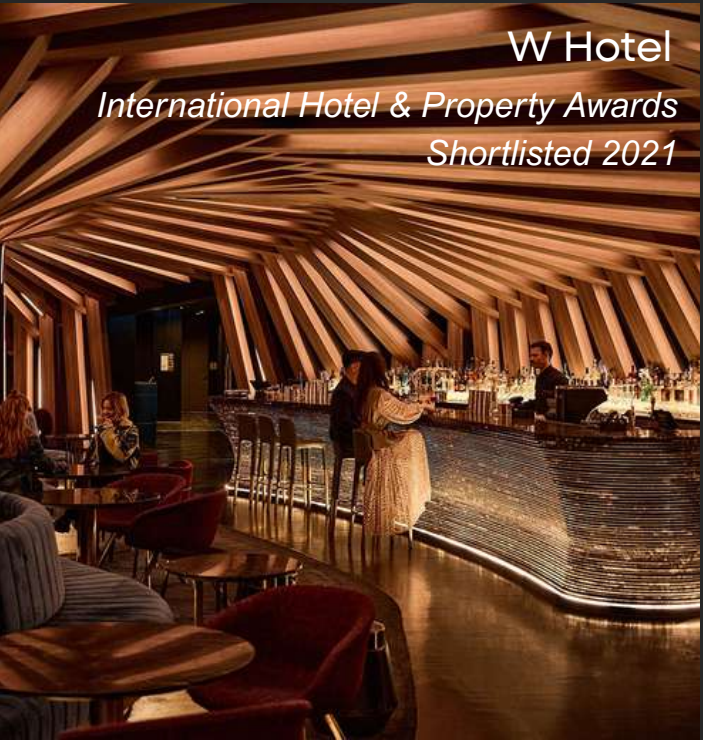
Melbourne Place
National Architecture Awards Program Winner
National Commendation for Commercial Architecture 2025



Adina Melbourne
HM Property Awards - Apartment Hotel
2025 Winner



12 Apostles Hot Springs
& Resort



W Hotel
International Hotel & Property Awards
Shortlisted 2021



Rydges Hotel
Australasia-Pacific Hotel Design Awards
Hotel of the year (refurbishment) 2024

Hotels

- Hyde Melbourne Place
- Rydges Hotel, Melbourne
- Hotel 101, Melbourne
- Adina Melbourne
- 12 Apostles Hot Springs & Resort
- W Hotel, Melbourne
- Eden Oak, Geelong
- Grand Hyatt, Melbourne
- The Westin, Melbourne
- Pullman Hotel, Melbourne
- 300 Bridge Road, Richmond
- Waterfront Way, Docklands
- Adina Hobart
- The Olsen Hotel, South Yarra
- Bloomfield Lodge, Queensland
- Novotel on Collins, Melbourne

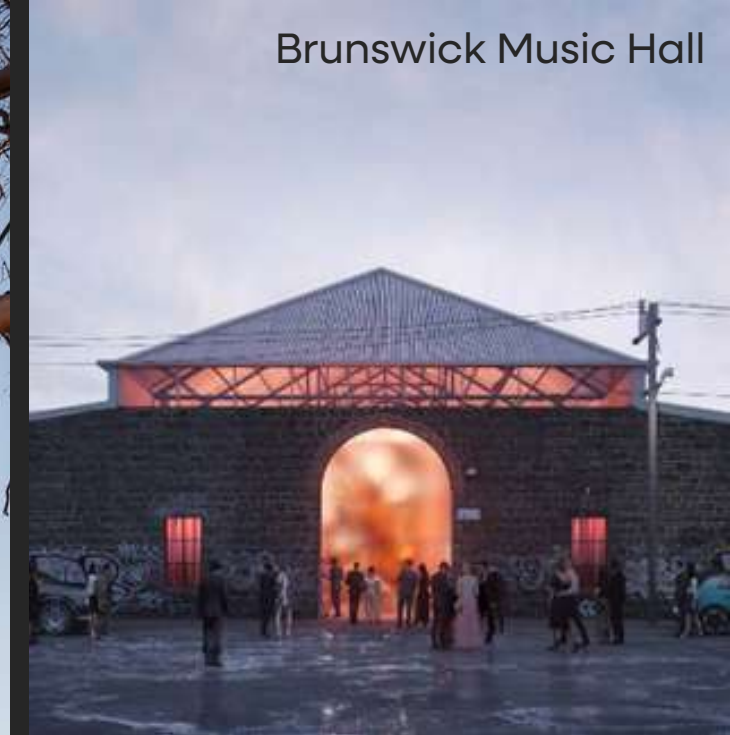
Community

- Aboriginal Gathering Place, Mernda
- Wyreena Conservatory, Croydon
- Art Gallery of Ballarat
- Brunswick Music Hall
- Albert Park Tennis Reserve
- WaterMarc, Greensborough
- Adass Israel Synagogue, Ripponlea
- Plumpton Aquatic & Leisure Centre
- Warrnambool Library
- Harcourt Recreation Reserve
- La Trobe University, Bundoora
- Dunkeld Museum
- Station Street Mall, Frankston
- Mount Street Precinct, Prahran
- Bass Coast Recreation Reserves
- Hillsong, Melbourne East



Aboriginal Gathering Place

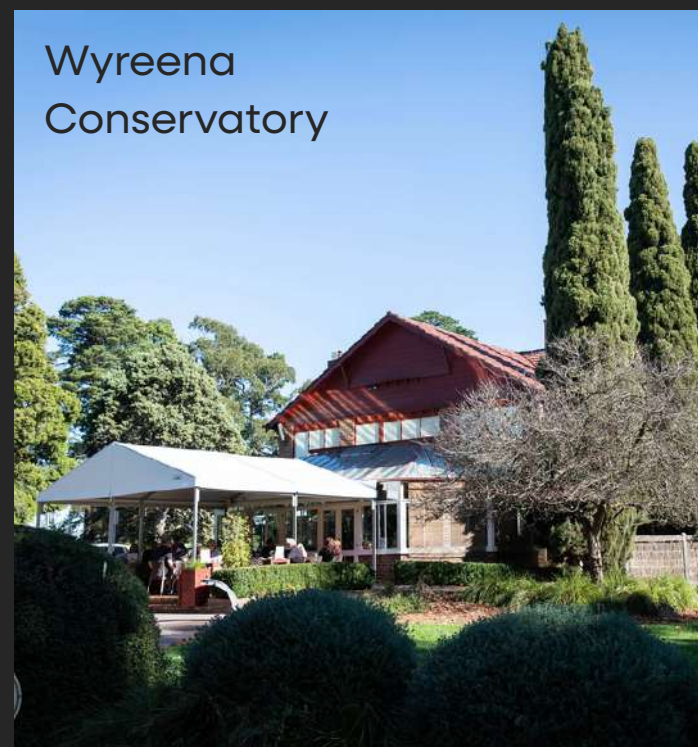
LGPro's 2026 Awards for Excellence - Community Assets and Infrastructure



Brunswick Music Hall



Albert Park Tennis Reserve



Wyreena
Conservatory



Art Gallery of Ballarat



Norwich Plaza

Australian Institute of Architects (AIA) Victorian Awards 2026
Commercial Architecture Award Shortlisted



BMW Ringwood



Forest Hill Chase



Moonee Ponds
Street Food Precinct



Kallo Town Centre

Retail

- Norwich Plaza, Ballarat
- Forest Hill Chase
- BMW, Ringwood
- Kallo Town Centre, Kalkallo
- Moonee Ponds Street Food Precinct
- Coles, Beveridge
- Belmont Village
- Home Co., Mackay
- Georg Jensen, Collins Street
- Kinglake Town Centre
- Parkdale Plaza
- Cranbourne Home Centre
- Bundoora Square
- United Petrol, Murrurundi
- Woolworths, Officer North
- Coles, Mildura South
- MECCA Pakington, Newtown
- Kinglake Village
- 12 Fitzroy Street, St Kilda
- The Paramount, Melbourne
- Sky Square, Box Hill
- Woolworths, Strathfieldsaye
- United Petrol, West Ulverstone
- GWS Mazda, Mulgrave

Education

- Warrnambool Library & Learning Centre
- Pascoe Vale South Primary School
- Swinburne University Late Lab
- Marymede Catholic College, South Morang
- Salesian College, Sunbury
- Evan Burge Library, Trinity College
- Kardinia International College, Geelong
- University of Melbourne, Dookie
- Swinburne University Library
- Bacchus Marsh Grammar
- Sienna College, Camberwell
- Point Cook South Schools
- St Columba's College, Essendon
- Blackburn English Language School
- Ascot Vale Heights School
- Mount Alexander College, Flemington

Warrnambool Library and Learning Centre
2023 Victorian Architecture Awards Program
Award for Public Architecture

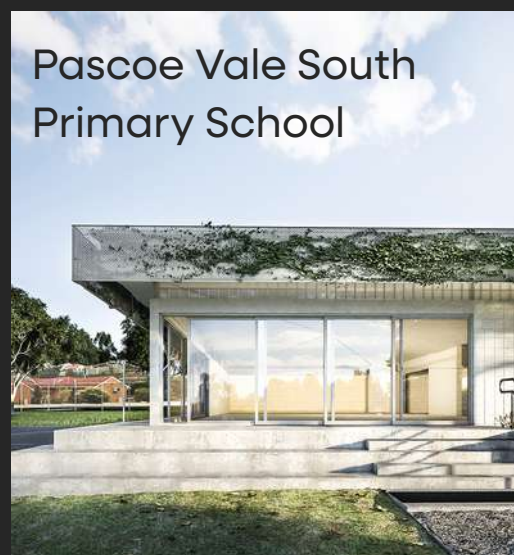


Ascot Vale
Heights School



Swinburne Late Lab

Pascoe Vale South
Primary School



Salesian College



Marymede Catholic College





Student Living

- Dwell, North Melbourne
- Scape Leicester, Carlton
- Unilodge, Melbourne City
- Scape Lincoln College, Carlton
- Deakin University, Waurin Ponds
- Scape Victoria Street, Melbourne
- 40 Wellington Road, Clayton
- Scape Lincoln Square
- 11 Derby Road, Caulfield East
- 12 Leicester Place, Carlton
- Scape A'Beckett, Melbourne
- Scape Tribune, Brisbane
- 143 Franklin Street, Melbourne

Aged Care/ Retirement

- Wrixon Manor, Brighton East
- Greenridge, Warragul
- Arcare, Mitcham
- Oak Grange Retirement Village
- Ardmillan Retirement, Moonee Ponds
- Calvary, Bethlehem
- The Breeze, Point Lonsdale
- Levande Retirement, Highton
- Arcare, Alphington
- Mecwacare, Hamlyn Heights
- The Trentham, Sandringham
- Kingston Aged Care, Heatherton
- Mayflower Aged Care, Reservoir
- Fairway Bayside Aged Care
- St Arpad Aged Care, Wantirna
- Lifeview, Brighton East
- Regis, Newport
- Arcare, Lovely Banks



Arcare Mitcham



Ardmillan



Oak Grange Retirement



The Breeze



Calvary Bethlehem



Wrixon Manor

Victorian Specialist Centre



Lake Imaging



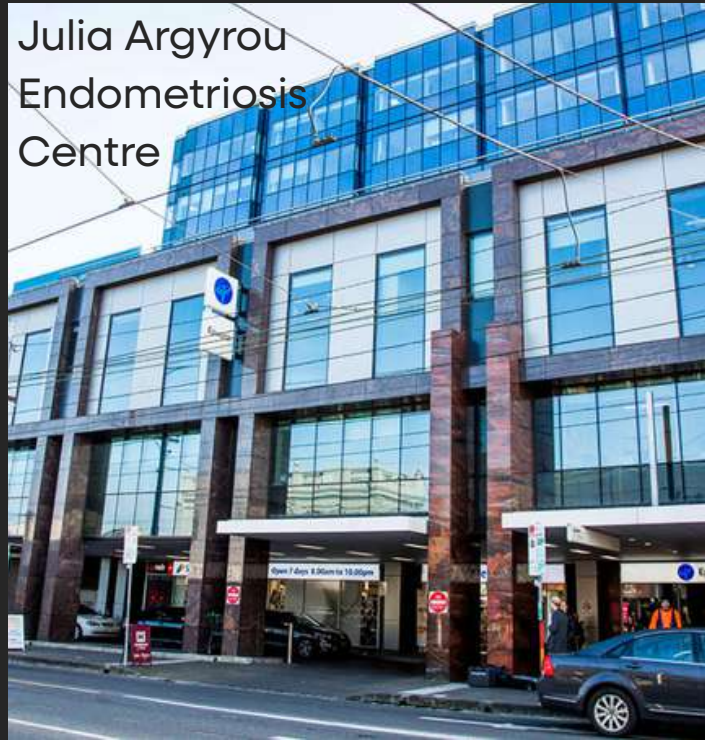
Alfred Health Melanoma Clinic



Healthcare

- Victorian Specialist Centre, Templestowe
- Lake Imaging, North Melbourne
- Julia Argyrou Endometriosis Centre
- Malvern Private Hospital
- Specialists in Orthodontics, Burnside
- Alfred Health Melanoma Clinic
- Devonport Mental Health Hospital
- SIA Medical Centre, Moonee Ponds
- Royal Hobart Hospital
- Calvary, Bethlehem
- Latrobe Regional Hospital, Traralgon
- Health Direct, Altona North

Julia Argyrou
Endometriosis
Centre



Devonport Mental Health



Industrial

- Maltra Foods, Pakenham
- Storage King, Burwood
- The Exchange, Nexus Industrial Estate
- Laurent Bakery Warehouse, Braeside
- Huntly Composting Facility
- Storage King Epping
- Jalna, Thomastown
- 1-19 Graingers Road, West Footscray
- Walkinshaw, Nexus Industrial Estate
- Kelpie Facility, Parkes
- Salta, Altona

Walkinshaw, Nexus Industrial Estate



Laurent Bakery



Maltra Foods



Salta



The Exchange

Storage King





WRAP Engineering is proud to demonstrate our commitment to creating and supporting local jobs by adhering to the Victorian Government's 'Local Jobs First' policy.

Australian Owned

- 100 per cent Australian-owned.
- Headquarters in Melbourne, Victoria with an additional office in Geelong, Victoria.

Local Projects

- Providing building services engineering for projects across Australia.
- Supports local industry at a project level, but also propagates further local experience gained back into the industry for future developments.
- Our client base includes champions of local infrastructure and community such as education institutions, government bodies, local councils, and defence departments.
- Design team consultants we work with are generally Australian based architects, project managers and builders.
- We regularly liaise with utility supply authorities that service local areas.

Local Expertise

- Expert employees with a solid understanding of Australian legislation, standards, markets and trends.
- Employees hold tertiary qualifications in their relevant disciplines.
- Registered engineering practitioners in Victoria, New South Wales, Queensland and Tasmania.
- All of our documentation is drafted onshore and locally.
- Our workforce is 100 per cent locally based. This means WRAP Engineering is continually generating job opportunities and supporting current jobs for local engineers and drafters.

Diversity

- We know that multiple perspectives help build more robust solutions, so we seek to engage personnel from culturally diverse and underrepresented backgrounds wherever possible.
- Our staff currently boasts heritage from at least 15 different cultures.
- In a male dominated industry, approximately ten per cent of our staff is female.

Future Workforce

- Approximately 25 per cent of our staff is made up of 'cadets' (which, in building services, means engineers with up to five years' experience - when they can officially apply for registration).
- This creates entry-level employment opportunities, and also helps support future industry capability via professional training and exposure.
- The Major Projects Skills Guarantee (MPSG) requires minimum ten per cent of labour for applicable projects to be delivered by apprentices, trainees and cadets – WRAP Engineering truly exceeds this.

Testimonials



Damien Hehir, Development Director

Working with WRAP Engineering has allowed us to finetune the services designs of our projects to improve cost efficiencies without compromising on quality. We would happily work with them again and recommend them to others.



Rhys Gilhome, New Business Manager

Since their formation, Icon has worked closely with WRAP Engineering and during that time has found them to be consistent and highly reliable.



Sam Delmenico, Director Delivery

WRAP Engineering's personable and collaborative approach, along with their client focus, make them easy to work with. This, coupled with their detailed knowledge of building services, has made them a valuable member of our team across multiple projects.

Credentials

ISO 9001

Quality Accreditation

WRAP Engineering is proud to be officially certified to ISO 9001, an internationally recognised Quality Management System (QMS) accreditation.

We continually take steps to implement improvements in our approach and operations, in order to optimise the quality of our service and deliverables for our clients.

ISO 9001 certification is only awarded to organisations that have made a genuine commitment to continually improving quality. We are excited to benefit our clients by providing our consulting services in an ever more efficient, professional and friendly manner.

Employee

Memberships & Accreditations

WRAP Engineering employees are members of various professional bodies or hold accreditations relevant to their particular discipline.

Including:

- Engineers Australia members
- Registered Building Practitioners in Victoria, New South Wales, Queensland and Tasmania
- Property Council of Australia (PCA) member.
- Australian Institute of Refrigeration Air Conditioning & Heating Inc (AIRAH).
- Association of Hydraulic Services Consultants Australia (AHSCA).
- Fire Protection Association Australia (FPAA).
- Green Star accredited professional (Green Building Council of Australia).
- Nationwide House Energy Rating Scheme (NatHERS) assessor.
- NABERS assessor.
- LEED accredited professional.

Affiliations

State Registrations:

- Victoria, New South Wales, Queensland, Tasmania

Industry Memberships:

- Engineers Australia, Property Council of Australia, AIRAH, AHSCA, FPA

Sustainability Accreditations:

- Green Star, NABERS, LEED, NatHERS



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Geelong, Victoria 3220
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Brisbane

Level 5, 25 King Street
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07 3145 0086



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