



**COOKE & DOWSETT**

THE FUTURE AND STRENGTH IN PLUMBING®



# EXPERIENCE COUNTS

Box Hill Hospital

## COOKE & DOWSETT SERVICES THE CONSTRUCTION INDUSTRY WITH PRIDE - SUCCESS BUILT ON A PROFESSIONAL REPUTATION FOR DELIVERING QUALITY WORK ON COMPLEX PROJECTS.

When Chadd Cooke joined the Scott Dowsett Plumbing business in 2008 to form Cooke & Dowsett, the union combined 40 years of plumbing expertise and industry knowledge. Today, Cooke & Dowsett has grown to be truly nationwide, with branch offices in Western Australia and Queensland and the acquisition of the New South Wales business in 2011. The ability to service other States and Territories from satellite project offices makes the company even stronger and completion of prestigious international projects is a result of mobilising its valuable expertise and teaming up with its blue-chip client base.

Cooke & Dowsett specialises in commercial plumbing, design and construction and project management of plumbing services. Our clients include many 'tier one' contractors throughout Australia and we also enjoy close long-term relationships with a number of mid-tier contractors.

### Our portfolio of prestigious, innovative projects includes:

- major hospitals
- residential apartment complexes
- retail shopping centres
- major hotels
- PLUS a number of specialised infrastructure & commercial developments

In 2009, Cooke & Dowsett supported the launch of NUDJ Plumbing, a not-for-profit organisation based in Broome, where our team is committed to the training and development of indigenous youth, with apprentices trained within Cooke & Dowsett before returning to the Pilbara region to improve sanitation, water supply and mentoring in the region.

In late 2017 Cooke and Dowsett expanded its operations across the Tasman on the back of two significant project wins in Auckland, New Zealand. As business growth continues, Scott and Chadd remain firmly embedded in the daily operations of the business - always ready to share knowledge and expertise.

For our clients, that means peace of mind, thanks to the existence of a solid structure that supports the delivery of large-scale and complex projects.

### Some high-profile projects include:

- Crown Metropol in Melbourne
- Barrow Island and Wheatstone two of Western Australia's largest oil and gas infrastructure projects
- Bendigo Hospital
- Pacifica Apartments in New Zealand



**DIRECTORS: SCOTT DOWSETT &  
CHADD COOKE**



# OUR SERVICES

## COOKE & DOWSETT DOESN'T LIMIT ITSELF TO CORE WATER & DRAINAGE SYSTEMS, GAS & FIRE SERVICES AND CIVIL DRAINAGE SERVICES.

Through innovation and lateral thinking, we deliver a total solution to meet our clients' plumbing requirements.

We adopt a collaborative approach, with the aim of producing buildable designs for our clients' construction teams.

### The result?

We facilitate and install services as quickly and efficiently as possible.

Our experienced designers work closely with relevant authorities, architects, engineers and clients to ensure a seamless design that is responsive to all plumbing and drainage issues - for faster, safer and cost-effective results.

Cooke & Dowsett guarantees a professional and productive relationship with all customers and suppliers.

Because we provide the highest level of communication - from the earliest tender stage right through until the completion of the job - our focus is your complete satisfaction.

Site disruption is minimised, with maximised productivity for smarter, better business.

We are ISO-accredited (AS/NZS ISO 9001:2008 Quality Endorsed Company CR No 09007) and adhere to strict procedures and methodologies. All staff are trained in customer service to ensure customer satisfaction and sustainable supplier relationships.

### SPECIALTY AREAS

- Hydraulics
- Design & construction
- Fire services
- Commercial and industrial plumbing
- Backflow device and installation testing
- Drainage contractors
- Fire sprinkler systems
- Gas pipe & fitting installations



# DESIGN & CONSTRUCTION



Design team

## AT COOKE & DOWSETT, WE THINK Laterally TO DELIVER COST-EFFECTIVE PLUMBING SOLUTIONS THAT MEET OUR CLIENTS' DIVERSE NEEDS.

Our experienced team members are highly qualified and work closely with relevant authorities, architects, engineers and clients to ensure seamless design that is responsive to all relevant plumbing and drainage issues.

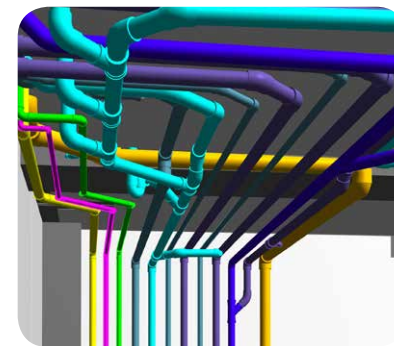
By combining a 'can do' attitude with thorough innovative thinking, we provide tailored design alternatives that suit your unique needs.

At Cooke & Dowsett, our knowledge base is vast and encompasses water systems, drainage systems, gas services, fire services and civil drainage, with a commitment to find total solutions to our clients' plumbing requirements.

Our emphasis on production of buildable designs for our clients' construction teams highlights our team's collaborative approach.

Close relationships with onsite installers deliver unique access to feedback that ensures we improve and evolve the design process, for installations that are easier, faster and safer.

By striving towards a cost-effective Design and Construction package that encompasses clever use of 3D technology, our use of state-of-the-art equipment and our liaison with the construction team ensures that we find the best fit for our clients' needs. A focus on cutting-edge plumbing design positions us as innovative leaders in our industry. Quality is assured with the latest AutoDesk Software, including AutoCAD and Revit MEP.



Malop Street, Geelong - 3D revit



Malop Street, Geelong - Actual pipework

### SPECIALTY AREAS

- Design & Construction
- Design development drawings
- Design tender drawings
- Block plans
- Fully co-ordinated construction drawings
- Computer-drafted penetration drawings
- Site inspections
- Specifications



# HEALTH & SAFETY



Collins Wharf One - Docklands

## AT COOKE & DOWSETT, WE BELIEVE THAT THE WELL-BEING OF OUR PEOPLE AND THE ENVIRONMENT IS CRITICAL TO OUR ONGOING SUCCESS.

Our goal is to design, implement and improve our Health, Safety and Environmental Management System to ensure it honours our commitment to a safety-first culture, as well as complying with all relevant statutory legislation.

Cooke & Dowsett's strong Health, Safety and Environmental culture is underpinned by a consultative and collaborative management process.

We walk the talk.

It's an attitude that is championed by all levels of the organisation - from senior management to our workers at the coal face.

With a dedicated Health Safety and Environmental team, led by our HSEQ Manager, to guide us, we adhere to processes that are driven

by behavioural systems embedded in the business. Our Health, Safety and Environmental Team also oversee our workplace injury management system.

The best cornerstone of injury management? Prevention, of course.

But in the unfortunate event of worker injury, we recognise the benefits of sound injury management principles and the positive outcomes that arise from early intervention and ongoing support.

# QUALITY ASSURANCE



Monash Children's Hospital Helipad suppression testing

## OUR QUALITY MANAGEMENT SYSTEM ENSURES THAT, REGARDLESS OF PROJECT LOCATION, SIZE OR SCOPE, OUR CLIENTS CAN BE ASSURED OF A QUALITY PRODUCT AND SERVICE.

It's a simple philosophy. In business, reputation matters. By endeavouring to meet and exceed client expectations, we stand by every project we deliver.

Cooke & Dowsett's confidence in our ability to deliver industry-leading projects is founded on the design and implementation of our Quality Management System that details a clearly defined set of principles,

processes and strategic goals that foster continuous improvement across all levels of the organisation.

Our Quality Management System is fully-integrated into the business, which ensures that all personnel involved in project delivery - from project conception through to completion - understand the importance of producing quality work for our clients. This commitment to quality is strengthened by our high-quality design and project management teams, independently recognised through a range of industry excellence awards.

# PROJECTS BY SECTOR

## RETAIL



- Bunnings Warehouses
- Whitebox Rise Retail Complex
- Aldi Albury
- Delacombe Shopping Centre
- Baldivis Shopping Centre
- Whitford City Shopping Centre
- Mandurah Forum Shopping Centre
- Mango Hill Shopping Complex
- Grand Central Toowoomba
- Caroline Springs Shopping Centre
- Coles Supermarkets
- Clyde Village Shopping Centre
- Broken Hill Shopping Centre
- Eastern Plaza
- Woolworths Supermarkets



## ACCOMMODATION

- Quest Apartments
- QT Hotel Melbourne
- Southbank One
- Crown Towers Hotel
- Encore Apartments
- Tribe Hotel
- Peppers Kings Square
- Stirling Cross Hotel
- Maningrida Aboriginal Community Housing
- Brisbane Housing Project - Cargo Apartments
- Paddington Apartments
- Coorparoo Square Apartments
- Mayfair Hotel
- Irriki Resort Vanuatu
- RACV Resorts

## INFRASTRUCTURE



- Victorian Desalination Plant
- Wheatstone NPI
- Gorgon Project
- Rowley Rail and Locomotive
- Jimblebar Iron Ore Project
- Ararat Prison
- Beechworth Prison
- Simonds Stadium
- Defence LEAP 2
- Riverina Juvenile Justice Centre
- Albury Australian Taxation Office
- South Australian Police Office
- RAAF Base
- Enhanced Land Force
- City West Police Station



# PROJECTS BY SECTOR

## HEALTH



- Ballarat Hospital
- Geelong Hospital
- Monash Children's Hospital
- Bendigo Hospital
- Joan Kirner Women's & Children's Hospital
- Albury Cancer Hospital
- Wagga Wagga Base Hospital
- Kalgoorlie Hospital
- Albany Hospital
- Esperance Hospital
- Ipswich Riverlink Medical Centre
- Box Hill Hospital
- Epworth Hospital
- Sonic Health
- CASPA Aged Care



## EDUCATION

- Monash Caulfield Library
- Deakin University Burwood
- Monash University Business School
- Armstrong Creek Education Precinct
- University of Ballarat
- Swinburne University Advanced Technology Centre
- Wodonga Secondary School
- Docklands Library
- Charles Sturt University School of Dentistry
- University of Notre Dame - Nursing Training Facility
- Matheson Library
- New Horizons - Monash University
- Broome High School
- BER School Packages
- Charles Sturt University - Winery

## COMMERCIAL



- One Collins Wharf
- New Cold Warehouse
- Brimbank Civic Centre
- Arts Centre Melbourne
- Dawson Street Carpark
- Melbourne Jet Base
- Melbourne Airport Terminal 4
- Broome Airport Upgrade
- Kununurra Airport Upgrade
- Darwin International Airport
- Perth Supreme Court
- 180 Brisbane
- Malop Street Geelong
- Kings Square Towers
- Cloisters on Hay

# PROJECT: BENDIGO HOSPITAL

## PROJECT DESCRIPTION

A \$630 million world-class regional hospital incorporating the latest design and technology.

Currently the largest regional hospital development in Victoria featuring:

- 372 inpatient beds
- 72 same-day beds
- 11 new operating theatres
- an integrated cancer centre
- an 80-bed psychiatry services facility including a parent-infant unit.

### Hydraulic scope of works:

- Water supply, potable, non-potable and recycled systems
- Sanitary plumbing and drainage
- Trade waste drainage and treatment
- Roof and storm water drainage, including siphon drainage
- Civil stormwater, water and sewer diversion works

## OVERCOMING CHALLENGES

- Full design and construct contract with project staging
- Public-Private Partnership with high stakeholder demands
- 25 year whole of life cycle requirement
- Mobilising our workforce to a rural location

## MAJOR ACHIEVEMENTS

- Prefabrication solutions saving time and cost
- Use of BIM to avoid service clashes
- Awarded the Master Plumbers "Project of the Year"



**100**  
km of pipework



**1,100**  
thermostatic  
mixing valves



**620**  
toilet pans



**1,400**  
wash basins



SECTOR  
HEALTH

CLIENT  
LEND LEASE



PROJECT VALUE  
30 MILLION

LOCATION  
BENDIGO, VIC

COMMENCEMENT  
MAY 2013

COMPLETION  
MARCH 2017



# PROJECT: GRAND CENTRAL SHOPPING CENTRE

## PROJECT DESCRIPTION

The \$300 million redevelopment will see the centre double in size, to approximately 90,000 square metres.

The existing centre is linked to the former Gardentown Shopping Centre via a two-level retail Galleria, department stores, supermarkets and 160 specialty retailers, including high street and iconic Australian fashion brands.

### Hydraulic scope of works:

- Sanitary plumbing and drainage, including pump station
- Trade waste drainage and treatment
- Stormwater drainage including pump station
- Roof and storm water drainage, including siphon drainage
- Water supply, including potable, non-potable and rainwater
- Fire hydrant & hose reels



## OVERCOMING CHALLENGES

- Remote location requiring a live-away workforce
- Significant tenancy-driven changes to scope
- Staged handover
- Construction above an operational rail line

## MAJOR ACHIEVEMENTS

- Significant scope changes delivered to builder's programme
- All four stages delivered on time
- Co-ordinated services out of hours to complete shut downs, connections and isolations without disruption to existing retail operations hand-over dates of all four stages

SECTOR  
RETAIL

CLIENT  
PROBUILD

\$ PROJECT VALUE  
13 MILLION

LOCATION  
TOOWOOMBA, QLD

COMMENCEMENT  
NOVEMBER 2014

COMPLETION  
SEPTEMBER 2017

# PROJECT: SIMONDS STADIUM

## PROJECT DESCRIPTION

The \$74 million Simonds Stadium Stage 4 Redevelopment Main Works Project is the home of the Geelong Cats.

Stage 4 included the demolition and redevelopment of the Brownlow and Jennings Stands on the Western Side of the ground. The Stadium has been an ongoing project for Cooke & Dowsett.

### Hydraulic scope of works:

- Water supply, including potable, sanitary plumbing, drainage
- Trade waste drainage and treatment
- Domestic hot water
- Natural gas reticulation
- Civil stormwater, water and sewer works



**60**  
km of pipework



**450**  
toilet pans



**250**  
urinals



**450**  
wash basins



## PROJECT CHALLENGES

- Non-negotiable project deadline
- Meeting the expectations of multiple stakeholders
- A large number of food and beverage outlets
- Working within an operating sporting facility

## MAJOR ACHIEVEMENTS

- Preferred contractor for all 4 stages of the precinct development
- The use of 3D BIM technology delivering time and cost savings
- Completed on time for the first game of the AFL 2017 season
- Won Master Plumbers Project of the Year award

**SECTOR**  
INFRASTRUCTURE

**CLIENT**  
KANE

**\$ PROJECT VALUE**  
4 MILLION

**LOCATION**  
GEELONG, VIC

**COMMENCEMENT**  
FEBRUARY 2016

**COMPLETION**  
MAY 2017



# PROJECT: OLD TREASURY HOTEL

## PROJECT DESCRIPTION

**The Old Treasury Building is one of Perth's most significant heritage properties.**

A \$50m revamp transformed it into a premium 6-Star boutique hotel, comprising of 48 unique suites with additional retail areas. Heritage aspects retained in the building's conversion include the external façade, masonry, metalwork and joinery, and timber sash-and-pulley windows.

### Hydraulic scope of works:

- Water supply, including potable, sanitary plumbing, drainage
- Trade waste drainage and treatment
- Domestic hot water
- Natural Gas Reticulation
- All plant and equipment relating to the above



## OVERCOMING CHALLENGES

- Working on a 19th century heritage listed building
- Fire rating penetrations between levels of an existing timber structure
- Plumbing a prefabricated roof-top restaurant craned into place

## MAJOR ACHIEVEMENTS

- Installation of basement stormwater detention system within existing structure
- On-the-spot problem-solving requiring design modifications to meet historic as-built variables
- The finished property has received various "Best Hotel" awards since opening in 2016

**SECTOR**  
**ACCOMMODATION**

**CLIENT**  
**BUILT**

**\$ PROJECT VALUE**  
**4 MILLION**

**LOCATION**  
**PERTH, WA**

**COMMENCEMENT**  
**JUNE 2013**

**COMPLETION**  
**OCTOBER 2016**

# PROJECT: ARMSTRONG CREEK

## PROJECT DESCRIPTION

Armstrong Creek Education Precinct will be an exciting social infrastructure hub, which seeks to maximise community engagement and encourage out-of-hours use of the school facilities.

The school's new facilities will have combined both primary (P-6) and special (P-12) school elements under one governance model.

### Hydraulic scope of works:

- Water supply, including potable, sanitary plumbing, drainage
- Trade waste drainage and treatment
- Domestic hot water
- Natural gas reticulation
- Authority recycled water system



## OVERCOMING CHALLENGES

- Working within a Public-Private Partnership framework
- Working with local authority on recycled water inspection requirements

## MAJOR ACHIEVEMENTS

- Delivering the project on time and within strict budget constraints
- Completing the buildings to strict technical handover requirements

SECTOR  
EDUCATION

CLIENT  
WATPAC

\$ PROJECT VALUE  
2 MILLION

LOCATION  
ARMSTRONG CREEK,  
VIC

COMMENCEMENT  
OCTOBER 2016

COMPLETION  
OCTOBER 2017



# PROJECT: AUSTRALIAN TAXATION OFFICE

## PROJECT DESCRIPTION

The Australian Tax Office Building in Albury was the first Five-Star Green Star commercial project constructed in a regional area.



The project included a full design & construction package for the rain water harvest and grey water treatment system, for integration and re-use throughout the building.

### Hydraulic scope of works:

- Water supply, including potable, sanitary plumbing, drainage
- Trade waste drainage and treatment
- Domestic hot water
- Natural gas reticulation
- Civil stormwater, water and sewer works

## OVERCOMING CHALLENGES

- Rising groundwater during basement excavation, due to the project's proximity to the Murray River
- Local authorities not previously exposed to such a large-scale project
- Full design and construct package of a siphonic drainage system for the distribution of all roof stormwater



## MAJOR ACHIEVEMENTS

- Regional Australia's first 5-Star, Green Star-rated building
- Principal's time-frame & budgetary constraints met
- Delivering a full design & construction package for a combined grey water and rain water harvesting treatment system for reuse throughout the building

SECTOR  
COMMERCIAL

CLIENT  
THE DOMA GROUP

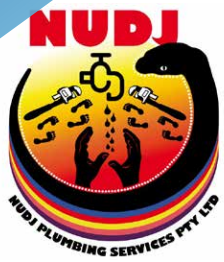
\$ PROJECT VALUE  
1.2 MILLION

LOCATION  
ALBURY, NSW

COMMENCEMENT  
APRIL 2011

COMPLETION  
DECEMBER 2012

# GIVING BACK TO THE COMMUNITY



**NUDJ Plumbing is the amalgamation of the Nirrumbuk Aboriginal Corporation, Victorian Plumbers Union, Cooke & Dowsett Pty Ltd and the Jarlmadangah Burru Aboriginal Corporation.**

Our combined purpose is to provide employment and training opportunities for Indigenous Australians.

We are dedicated to enriching the lives of Aboriginal people in



the Kimberley and Pilbara regions through plumbing apprenticeship programs and employment with NUDJ and Cooke & Dowsett.

With practical plumbing services skills, including improved sanitation and water management, qualified plumbers can then return to remote communities to transfer their knowledge for the betterment of those communities.

[www.nudjplumbing.com.au](http://www.nudjplumbing.com.au)

## MAINTENANCE & SERVICES

- Design, construct, project management
- Commercial and industrial plumbing
- Hydraulics
- Fire services and fire sprinkler systems
- Backflow device: install and test
- Property maintenance
- Drainage
- Domestic plumbing and sanitation
- Gas installation
- Drain cleaning
- General plumbing services
- Hot water replacement



**Ethan was born and raised in Broome and began his plumbing career as an apprentice in Melbourne in 2005.**

Ethan returned to Broome in 2007, living and working in various locations with his young family. He became a registered plumber early in 2011 and later took the offer to join NUDJ Plumbing.

In 2013, Ethan was promoted to a supervising role and further advanced his career by accepting a management opportunity in 2015. Ethan's career development is a testament to the talent, knowledge and dedication he demonstrates in his daily work.

His story is an example of what happens when drive, willingness and passion is nurtured.





## OFFICE LOCATIONS

### VICTORIA - HEAD OFFICE (Servicing SA, TAS & NZ)

25 McGregors Drive, Keilor Park VIC 3042

Ph 03 9365 7000

### NEW SOUTH WALES

3A/39 Bennu Circuit, Albury NSW 2640

Ph 02 6043 2910

### QUEENSLAND (Servicing NT)

4/525 Lytton Road, Morningside QLD 4170

Ph 07 3899 3519

### WESTERN AUSTRALIA

1/15 Exchange Road, Malaga WA 6090

Ph 08 9249 4955

### NUDJ (WA)

29 Clementson Street, Broome WA 6725

Ph 08 9192 5144

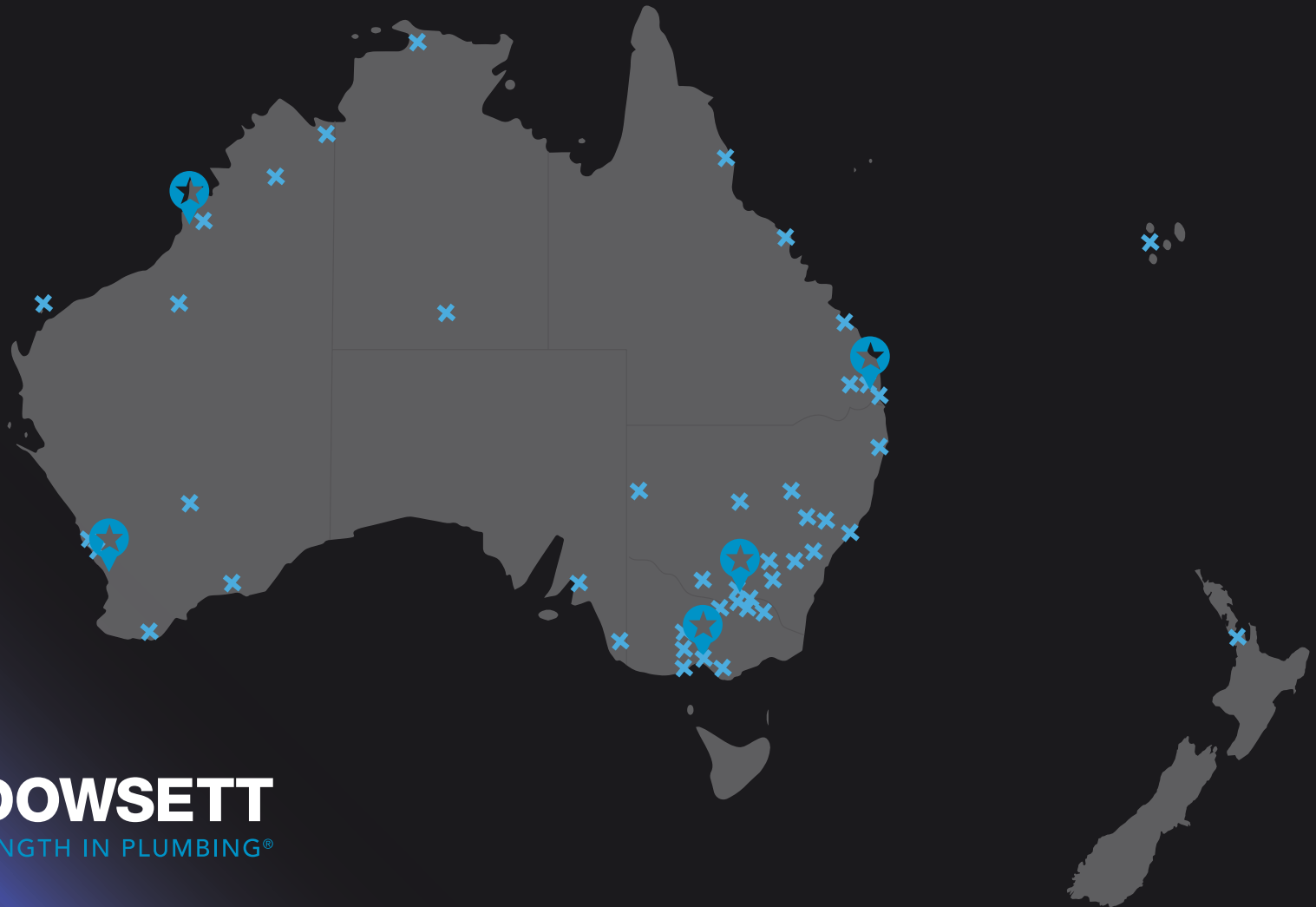
[INFO@COOKEDOWSETT.COM.AU](mailto:INFO@COOKEDOWSETT.COM.AU)



## PROJECT LOCATIONS

**AUSTRALIA.** **ACT:** Canberra. **NSW:** Albury, Bathurst, Broken Hill, Coffs Harbour, Deniliquin, Dubbo, Goulburn, Hillston, Orange, Sydney, Tumbarumba, Wagga Wagga. **NT:** Alice Springs, Darwin. **QLD:** Brisbane, Bundaberg, Cairns, Daydream Island, Gold Coast, Toowoomba. **SA:** Adelaide, Mount Gambier. **VIC:** Ballarat, Bendigo, Eskdale, Geelong, Melbourne, Shepparton, Wangaratta, Wodonga, Wonthaggi, Yackandandah. **WA:** Albany, Barrow Island, Broome, Esperance, Joondalup, Kalgoorlie, Kimberley, Kununurra, Perth, Pilbara.

**NEW ZEALAND. VANUATU.**



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