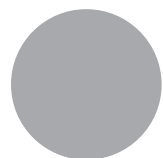


STEENSEN VARMING

Commercial



About Us

Firm Foundations

We strive for technical perfection. We are driven to enable the best building design where functionality and wellbeing are paramount. We demand at least as much from ourselves as our clients and collaborators have come to expect.

We grew up with the Danish design approach to refinement and longevity in our formative years. Since our foundation, in 1933, we have attracted and employed gifted people with a shared ethos and commitment to optimal design solutions.

We focus on offering a portfolio of specialist services and high levels of expertise, deliberately maintaining a scale of operation that does not outgrow our talent pool. We continue to innovate to meet and exceed the needs of the most challenging projects, to consistently deliver positive outcomes.

Enabling Architecture

Working in close cooperation with architects, engineers, scientists and designers, we have developed the knowledge to seamlessly assimilate form and function, art and technology. We are practitioners in mechanical and electrical engineering, lighting and sustainable design that enhance spatial design.

In addition to the Vitruvian principles of solidity, utility and beauty, we have put in place our own guiding triad to produce intelligent, valuable and elegant solutions. Our integrated design innovations are often examples of quiet achievement with a profound effect on the success of a project, creating exceptional environments from combinations of active and passive measures - the efficient, seamless operation merges elegantly into the whole, we achieve total architecture.

Thinking Without Borders

Steensen Varming was founded by Niels Steensen and Jørgen Varming in Copenhagen - but the seeds of a global outlook were already sown when Jørgen and his architect father before him, studied in the U.K.

Not long after the war ended, the Dublin office opened followed by London was preceded by prestigious commissions with competition-winning architects. The Sydney Opera House commission with Jørn Utzon continued this pattern and the Sydney practice opened in 1973. Hong Kong and New York followed in our eightieth year.

We remain inspired by our Danish heritage while working with visionary architects and clients, wherever their location. Being global means more than expansion or having a physical presence in different countries - it is a way of thinking.





Creating Comfort

Mechanical engineering design is more than componentry, it is the knowledge of the fundamental principles of physics and the ability to apply these imaginatively. It is essential to the success of the internal environment of a building and its people.

Through active and passive means, we put as much into the design of our invisible plant rooms as we do the visible components of our integrated systems.

Technological advancement and statutory development make it critical to stay ahead, to use the best, or the next, available means. Sound engineering involves buildability, space, operation, aesthetics, acoustics, capital and recurring cost, energy efficiency and environmental quality. We consider the holistic requirements and priorities, applying mechanical engineering solutions that create comfortable buildings.

Sustainable Wellbeing

Sustainable design focuses on creating comfortable environments without increasing environmental deficit. It is a way of thinking that embraces simple, appropriate solutions to complex problems. It is about efficient design, specifying systems that complement one another, using less material in the right place, and utilising the waste of one process to fuel another.

Our expertise spans design and engineering with our integrated solutions supported by a long tradition of in-house collaboration across all building services.

We participate in creative dialogue in concept stages and have the technical acuity to support our work with prudent analysis throughout design development. Continuous exchange within the design team yields integrated solutions, both active and passive, that are fit for purpose, low maintenance and low energy.

Casting Light

Light is a fundamental part of life and a powerful means of communication. We intuitively perceive and experience our world through light. It influences our wellbeing, it reaches our emotions, it inspires us. Our passion for light comes from the understanding of its deep connection to being. To realise and share a vision in any context, whether in landscape, in the built environment or in art, the role of light is essential.

Our lighting design philosophy is driven by creativity and collaboration, and backed by experience and learning. We are actively involved in the industry and research, expanding our knowledge, teaching, speaking and participating. Our progressive and dynamic methodology is constantly evolving, enabling progressive design solutions across a wide spectrum of lighting services.



Making Connections

Modern society could not exist without the control and distribution of electrical power and communications. Electrical services are its arteries and veins - critical to the smooth operation of a contemporary building and its business. They are taken for granted, as long as they function properly, but their complexity is increasing at the same startling rate as technology is developing.

Electrical lifelines range from power generation, supply and infrastructure reticulation to communication networks, security systems, fire safety and vertical transportation. Their design and delivery requires patience and perseverance; liaison with supply authorities, strategic advice on cost and space planning, clear and concise briefings and precise documentation detailing every system powering the building, running the air conditioning, controlling the lighting.

Day-to-day operational provision converges with our long-term outlook where life-cycle cost, energy saving initiatives, efficiency, security and sustainability are key, including planning for interaction with embedded generation and smart grids. We are experienced in complex and challenging projects with a portfolio covering the health, education, defence, residential, commercial, cultural, public, civic and urban design sectors.

Expertise

Services Masterplanning
Specialist Environments
Natural, Hybrid & Mixed Mode Ventilation
Air Conditioning, Heating & Cooling
Medical & Specialist Gases
Industrial Ventilation
Smoke Control & Life Safety Systems
Dynamic Thermal Modelling
Building Load Analysis
Interior & Exterior Lighting
Lighting Masterplanning
Daylight Analysis & Design
Exhibition Lighting
Solar Shading & Access
ESD & Energy Masterplanning
Passive & Low Energy Design
Building Envelope Design
Climate Control & Thermal Comfort
Indoor Air Quality
Thermal Storage
Renewable Energy
Energy Recovery
Material Reuse and Recycling
Vertical Transportation
Information & Communications Technology
Building Management & Controls
Security & Surveillance
Audio Visual Services
Power Generation & Standby
High & Low Voltage Power
Co-generation & District Energy
Lightning Protection



Sustainable and Social Values

It is in our DNA to create positive environments.

Steensen Varming has an innovative and collaborative approach to design that considers the broader social and environmental aspects of our work.

We are committed to creating 'positive environments', and continuously improving our practices to the benefit of the local and global environment and communities.

We are proud to lead by example and consider environmental and social issues to be essential to a responsible business. We exclusively support projects that provide benefit to, and advance society rather than those that irresponsibly exploit others or the environment.

B Corp

Certified B Corporations, or BCorp, envision a better economic system where businesses can benefit people, communities, and the planet.

Steensen Varming is proudly B Corp certified. Meaning, we are eco-centric, not ego-centric. We hold ourselves accountable in meeting B Corp's high standards of social and environmental performance, accountability, and transparency.

We are proud to play our part in B Corp's global movement for an inclusive, equitable, and regenerative economy: "We over Me".

UN Global Compact

Our partnership with the UNGC (United Nations Global Compact), demonstrates our dedication towards expanding our industry reach and seeking opportunities to further participate and collaborate on projects that advance the UN Sustainable Goals (SDGs).

We embed core UN Sustainable Goals principles of human rights, labour, climate action and anti-corruption into everything we do, from our company strategy to our culture and operations.

Certified



Corporation



Commercial Projects

Steensen Varming provides the experience and specialist expertise to deliver successful, economical and innovative commercial developments and fit-outs. Critical issues, such as user wellbeing and comfort, energy conservation and flexibility of design, are addressed in our design methodology.

Moreover, our aim is to integrate the building services into the overall design to reflect and enhance the vision and purpose of the client. The need for commercial developments to be of high quality continues to rise with the recent community awareness of climate change.

New commercial development must be designed for the future with due regards to energy efficiency in addition to core conventional needs of function, comfort and adaptability.

High-Rise Developments

Many of our major projects have encompassed high-rise buildings, including Herlev Hospital's 25 storey ward block in 1979, to this day, the tallest building in Denmark.

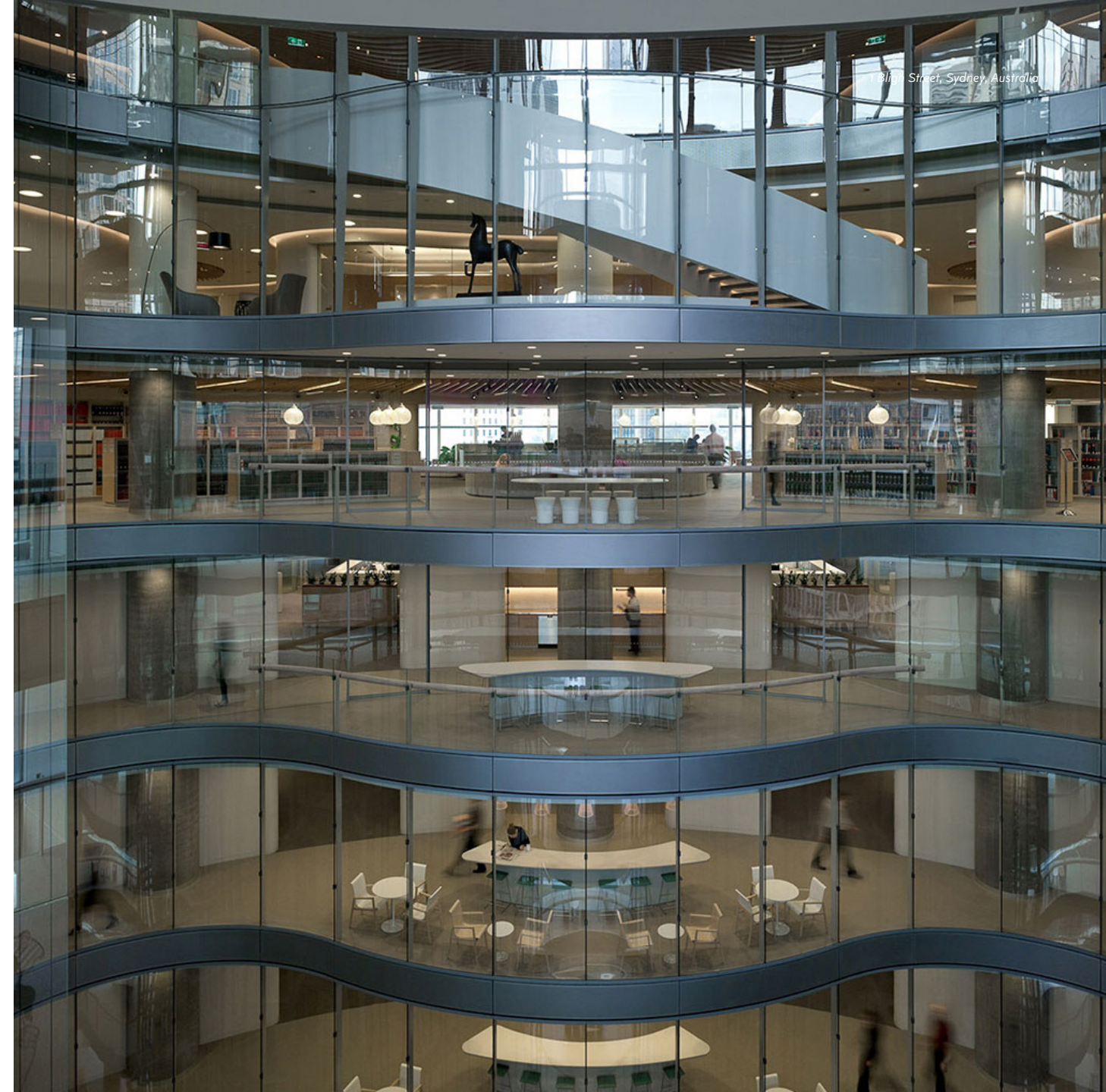
Unbridled from a standard palate of options and strategies, we bring to projects a wealth of knowledge and innovation, façade expertise and low energy design, gained from working on some of the most prestigious and challenging buildings today.

Tourism & Hospitality

Projects in the hospitality and tourism industry are an opportunity to create an attractive and unique environment for visitors or guests to experience, which reflects the individual nature of the location and the project.

Steensen Varming possesses an extensive range of experience in hospitality projects, from budget Youth Hostels to luxury hotels, local tourist attractions to large international theme parks.

Our holistic approach to design enables us to provide innovative solutions tailored to the environment and character of each project, integrating engineering services within the total design concept.



Macquarie Group Global Headquarters Fitout

Macquarie Group has delivered the new Sydney Metro Martin Place integrated station development. This includes the new Martin Place metro station, commercial building above the station, a retail space, new underground pedestrian connections and improvements to the public domain.

The new Macquarie Group Global Headquarters houses floors dedicated to client services, wellbeing facilities, a public art gallery called The Art Space, and ILUMINA – a highly adaptable event and meeting venue, incorporating a main hall that can accommodate up to 800 people. Other amenities include landscaped gardens and end-of-trip facilities.

Steensen Varming provided the specialist lighting design for the fitout of the commercial building above the Metro. As an integral

part of the overall workplace strategy, lighting underlines the 'Sydney Raw' concept, provides focal points and introduces cycled lighting as well as biophilic lighting across the development.

Integrated lighting to an aboriginal art installation as well as projected images within the atria add a playful element to the design which provides a consistent backdrop across the interior spaces.

**Macquarie Group Global Headquarters
Commercial Fitout**
Sydney, NSW

Client: Macquarie Group
Size: 90,000m²
Completion: 2024
Design Team: Architectus, Aspect Studios,
Yerrabingin, Balarinji
Services: Lighting Design



HSBC Centre (580 George Street)

At 41.400m2 covering 33 floors, 580 George Street is one of Sydney’s largest commercial towers. The building has recently completed a major redesign of the lobby, incorporating an origami-inspired aluminium awning, engineered with the latest technology.

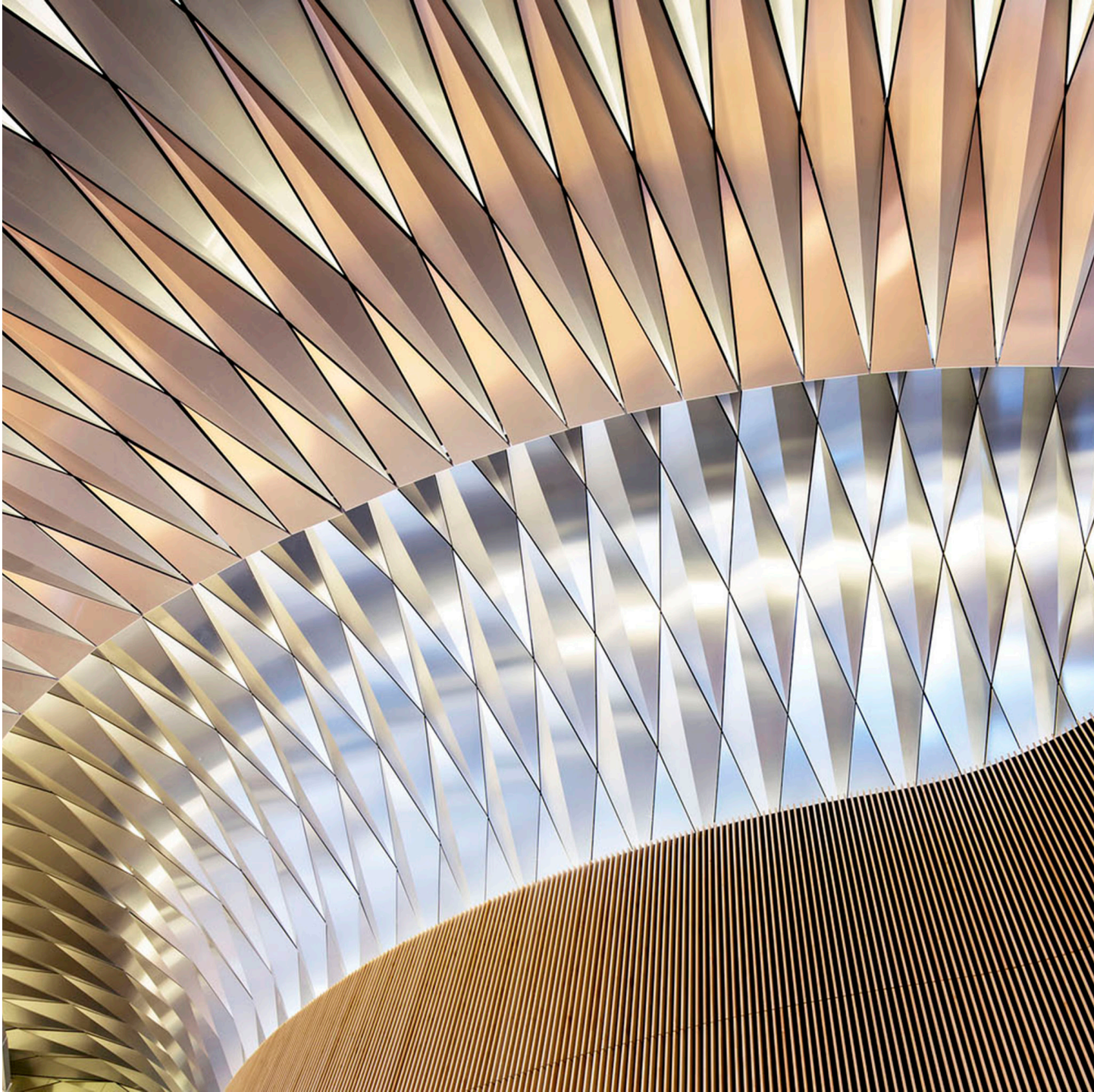
Steensen Varming provided mechanical, electrical, lighting and ESD services to the common foyer space and the base build services refurbishment for commercial tenancies on the lower ground, ground, mezzanine, first and second floors.

Steensen Varming designed the services and lighting for the lobby refurbishment in seamless integration into the architecture to enhance the ceiling shape and material, creating a unique entrance experience to the building.

HSBC Centre (580 George Street)
Sydney, NSW

Client: GPT Group
Size: 1,000m²
Construction Cost: \$25M AUD
Completion: 2016
Design Team: FJMT Studio, Taylor Thomson
Whitting
Services: Mechanical and Electrical
Engineering, Lighting Design

Awards
Gold Sydney Design Award 2016



Commercial Bay | Te Toki i te Rangi

Steensen Varming has developed the lighting strategy and design for a key commercial development on Auckland's waterfront which include the public mall and interior spaces as well as the façade.

The lighting to the new PwC Tower, Commercial Bay, gives the facade a unique night-time identity and presence on the Auckland Harbour skyline, elegantly following its form, drawing attention and contributing to the precinct image. At night, the building responds to the changing nature, vibrance and dynamism of the shopping mall and of the city beyond as the light changes; at times subtly with a change of white tone, reflecting seasonal changes and on special days celebratory with a change in colour.

The integrated lighting to the tower lobby and commercial

podium reflects the iconic and world class nature of the development, welcomes staff and visitors and expresses the architectural form.

Commercial Bay | Te Toki i te Rangi
Auckland, New Zealand

Client: Precinct
Size: 18,000 m² Retail / 39,000 m² Commercial Tower
Project Value: \$1.1B NZD
Completion: 2021
Design Team: Warren & Mahoney and Woods Bagot
Services: Lighting Design



50 Belmore Street

50 Belmore Street is a new commercial development in Penrith offering high quality office space and is part of a wider strategy to deliver growth in Western Sydney, breathing new life into the heart of Penrith. The development consist of office space, public space, retail, alfresco dining and public domain works.

Steensen Varming were engaged to undertake the lighting design to the key front of house spaces including the external public domain and façade, entry lobby, typical floor lift lobbies and the atrium edge lighting that forms part of the tenancy zone and required a consistent and functional lighting approach. The edge lighting detail, the vision of architects Bates Smart, is brought to life by highlighting the warmth of the timber and expressing the architectural details.

50 Belmore Street Penrith, NSW, Australia

Client: FDC/ Sandran property Group
Size: 1.000m² (internal)
Completion: 2023
Design Team: Bates Smart
Services: Lighting Design



Brindabella 06

Brindabella 06 is a commercial building project located at the Canberra airport Brindabella Business Park. It is a state-of-the-art construction which comprises of 2 buildings sharing one roof and is spread across 20,000m² of property. It features an underground car park, and retail fit outs will be added to the ground floor with restaurants cafes and stores.

Steensen Varming is designed the entire mechanical cooling and heating system including smoke management, stair pressurisation and designing a water-cooled system for the cooling with condensing boilers for heating. In particular, the mechanical team looked at options to have energy efficient systems to serve heating and cooling for the building that have less impact on the environment as well as making it economical and robust in design.

Brindabella 06
Canberra ACT, Australia

Client: Canberra Property Group
Size: 20.000m²
Construction cost: Confidential
Completion: 2024
Design Team: Bates Smart
Services: Mechanical Engineering



VEGA Head Office

The VEGA Head Office is a dedicated, purpose-built site consisting of a new 2 story office development and single storey training centre. The two storey development comprises administrative spaces, commercial kitchen facilities, exhibition space, conference facilities and workshop and warehouse facilities.

The building and engineering systems were designed to provide a well-engineered project which was economical to build, operate and maintain, whilst achieving the requisite quality for image and function, and providing a practical level of adaptability for future changes and expansion.

Steensen Varming provided Mechanical and Electrical Engineering, Lighting Design and ESD services to this project.

VEGA Head Office
Caringbah, NSW, Australia

Client: VEGA
Size: 2.100m²
Construction cost: \$15M AUD
Completion: 2019
Design Team: Archisoul Architects
Services: Mechanical and Electrical Engineering, Lighting Design and ESD

Awards
2020 NSW Master Builders Excellence in Construction Awards: Excellence in Construction of Industrial Buildings, \$15M to \$20M





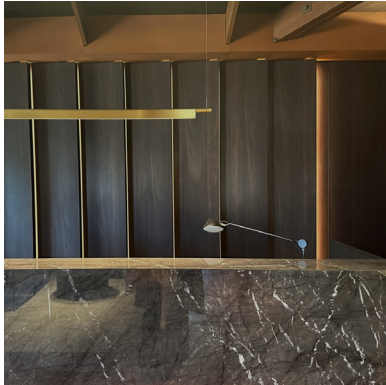
Quay Restaurant

Sydney, NSW, Australia

Client: Fink Group
Size: N/A
Design Team: TZG
Services: Lighting Design

The restaurant refurbishment created an organic space reflective of Peter Gilmore's nature inspired cuisine with particular emphasis on the materials and textures referencing elements of nature.

Lighting was integrated into existing and new surfaces to subtly enhance the materiality and create a soft and calm background to the dining experience. The reimagination of the restaurant centres around the concept of the 'biggest little restaurant' and delivers an immersive experience. Individual luminaires with application-optimised light spectrum were placed over each table to create an intimate dining setting; at the same time offering visual comfort and a high quality of light with optimum rendering for each dish.



Gwynvill Group Workplace Fitout

Sydney, NSW

Client: Gwynvill Group
Design Team: Nettleton Tribe
Services: Lighting Design

The refurbishment of Gwynvill Group's workplace needed to balance the requirements of a contemporary and sophisticated workspace with the heritage environment. The space includes workspaces, formal and informal meeting spaces, amenities, utility and support spaces and lounges.

The transformation of the office was supported by lighting which is an integral part of the interior strategy and design, with lighting to both the architectural space as well as the working surfaces.

Seamless integration of lighting into the architecture and soft lighting of the heritage beam structure was supplemented with direct task lighting to each workspace and meeting table.



Sai Kung Hotel

Hong Kong, China

Client: Shaw Studios
Size: 27,500m²
Design Team: Aedas, Alex Choi, Alexander Wang Architects
Services: Lighting Design, ESD

The Sai Kung Hotel is a venue for weddings and celebrations, with a wedding chapel, banquet halls, function rooms and retail areas. Steensen Varming developed the exterior and interior lighting for the establishment.

Inspirations were drawn from the landscape architectural metaphor of headlands interacting with the ocean. This concept serves as a guiding principle for the illumination throughout the building. Additionally, the façade architecture provides opportunities to experiment with lighting and geometry, resulting in a play of light and shadows that adds depth to the building's appearance during the evening hours. In terms of sustainability, the project sets high standards by targeting both BEAM Plus Platinum and LEED Platinum certifications.



151 Macquarie Street

Sydney, NSW, Australia

Client: CorVal
Size: 1000m²
Design Team: Pike Withers
Services: Mechanical and Electrical Engineering, Lighting Design

Located at 151 Macquarie Street in Sydney, the refurbishment of the previously underutilized lobby has breathed new life into the building's street identity. With timelessness and elegant design, it serves as a reflection of the building's high-quality boutique office offerings and exclusive corporate location.

One of the key elements that add to the lobby's appeal is the clever use of light and shade. These elements provide a wayfinding while guiding visitors deeper into the space, towards the lift lobby area. As individuals navigate through the building, the lighting design of the lift cars follows a light line approach. This intentional approach creates a sense of harmony throughout the journey, enhancing the overall experience within the building.



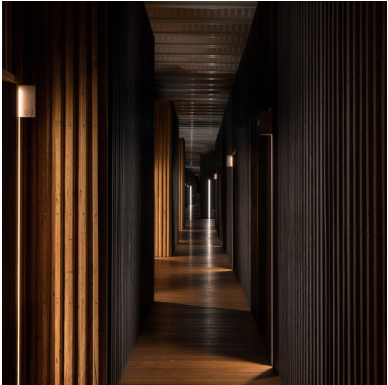
Dion Lee Retail Store

Miami, US

Client: Dion Lee
Size: 3,000m²
Design Team: Smart Design
Services: Lighting Design

Set in the design district of Miami, Australian clothing designer Dion Lee opened his first US store. The sleek architecture and raw material palette are a direct reflection of Lee's approach to his clothing.

Steensen Varming were engaged to provide the specialist lighting design working alongside Smart Design. The lighting was developed directly alongside the architecture to create an integrated and seamless approach, following the direct lines of the built form. The expression of steel beams throughout the space provide an opportunity to incorporate and conceal lighting track for accent lighting to the primitive stone slabs which will soon highlight Lee's merchandise. Lighting is then also integrated into shelving and clothing hangers to further layer and accent within the minimalistic space.



Bundanon Accommodation Bridge

Riversdale, NSW, Australia

Client: Bundanon Trust
Size: 4,500m²
Services: Mechanical Engineering, Electrical Engineering, Lighting Design

Set within native bushland, Bundanon Art Museum and the dramatic Bridge offers visitors the opportunity to experience the natural surrounds that inspired artist Arthur Boyd (the Galleries namesake and legacy) in his work; and secures Bundanon as leading cultural and tourist attraction in Regional Australia.

Integrated into the landscape and designed to meet Bundanon's net zero ambitions, the eco accommodation bridge is resilient and conscious of its natural environment, letting the floodwaters flow unimpeded and remaining humbly unlit from the outside. Services and lighting are seamlessly embedded within the architectural form. Lighting is warm, minimal and targeted, carefully curated and in harmony with the intrinsically dark surrounds.



67 Albert Avenue

Sydney, NSW, Australia

Client: CorVal
Design Team: Rice Daubney
Services: Lighting Design

The refurbishment of 67 Albert Avenue, Chatswood creates an inspiring Lobby and End Of Trip Facility.

Steensen Varming designed the architectural lighting which integrates into the architecture and emphasises the dynamics of the form.

Dynamic lighting control is creating a subtle moving 'wave-like' effect that animates the ceiling without causing disturbance or distraction to the visitors of the lobby.

Awards:
IES Lighting Design Award of Commendation 2016, Architectural Interior Design: Good Design Award 2017, Darc Awards Architectural, second place, low budget category 2017



1 Bligh Street

Sydney, NSW, Australia

Client: Clayton Utz
Size: 23.000m²
Design Team: Bates Smart
Services: Electrical Engineering, Lighting Design, ESD

This 15-floor fit-out encompassed the sundry spaces required for a commercial operation. The challenge, in line with our sustainable ambitions, was to create a low-energy lighting solution providing for this diversity, with consistent rendering on the glazed façade externally. The atrium facilitates the penetration of daylight to all floors. We supplemented this with artificial lighting integrated into the elliptical geometry.

Steensen Varming designed the lighting as part of the office layout in collaboration with Bates Smart Architects, where the challenge was to create an energy-efficient solution and at the same time achieve a consistent illumination strength and appearance of the external glass facade.



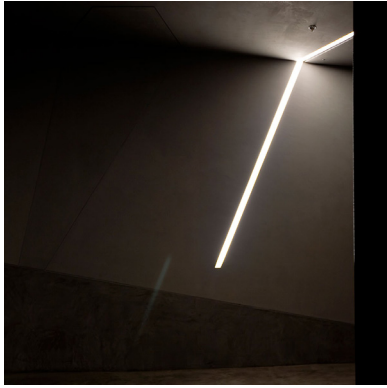
321 Exhibition Street

Melbourne, VIC, Australia

Client: Cromwell Group
Size: 31.000m²
Design Team: Gray Puksand
Services: Mechanical and Electrical Engineering

321 Exhibition Street comprises a 20 level office tower overlooking Melbourne's Carlton Gardens. The building has undergone a green transformation with a base building refurbishment which achieved a 5.5 star NABERS Energy rating.

Steensen Varming undertook a detailed mechanical and electrical design, and as part of our solution the trigeneration plant was delivered under a 'build own operate and transfer (BOOT) scheme'. Steensen Varming has been instrumental in designing the services 'interfaces' and assisting the building owner to refine a service level agreement with the trigeneration system supplier.



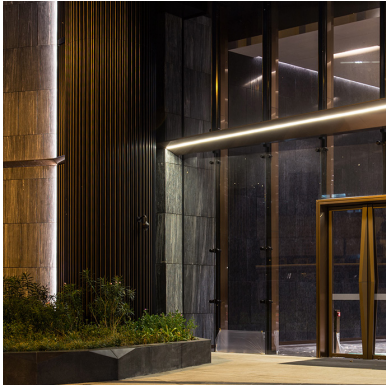
86-88 George Street

Sydney, NSW, Australia

Client: Sydney Harbour Foreshore Authority
Size: 12.000m²
Design Team: Terroir
Services: Mechanical and Electrical Engineering, Lighting Design

This project was the first heritage listed 5 Star Green Star building in Australia. The existing building already had good passive environmental attributes (a thin floor plate, relatively high mass, openable windows and high ceilings) and Steensen Varming designed a cohesive system that could work in a subtle and complementary way.

The design embraced the passive attributes offered by the existing structure to create an A Grade commercial office building. Coupled to this project, was the development of a district cooling system that utilised the Harbour as a heat sink to absorb and reject heat.



Kingston International Centre

Kowloong Bay, Hong Kong

Client: Swire Properties
Size: 25.000m²
Design Team: Dennis Lau and Ng Chun Man, Randle Siddeley Associates & Urbis
Services: Lighting Design

Steensen Varming developed the external and internal public area lighting design for this new 22-storey commercial office development in Kowloon Bay. The lighting design responds to the surrounding environmental context and supports the revitalisation of the region in establishing itself as a vibrant and premier business district. Through integrated, interesting, innovative and sustainable lighting solutions, the design establishes the identity of the site and supports BEAM Plus initiatives. The design responds to the landscape architecture and creates a welcoming, inviting and harmonious atmosphere that enhances the useability of the site and the pedestrian experience.



Sydney Opera House - Opera Bar

Sydney, NSW, Australia

Client: Solotel
Size: 1.000m²
Services: Mechanical and Electrical Engineering, Lighting Design

The Opera Bar, located in the lower concourse of the Sydney Opera House, is one of most popular and visited bars in Sydney. Steensen Varming has completed various projects at the Opera Bar, including the new southern bar located near the fish bowl toilets, also completed by Steensen Varming for the Sydney Opera House, stage 1 of the Opera Bar refurbishment and modifications/investigation works related to the condenser water system. Steensen Varming assisted Solotel with the replacement of the existing outdoor umbrellas with new umbrellas containing new lighting, heating, audio, security and wireless networking systems, as well as the replacement of the existing outdoor bar.



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