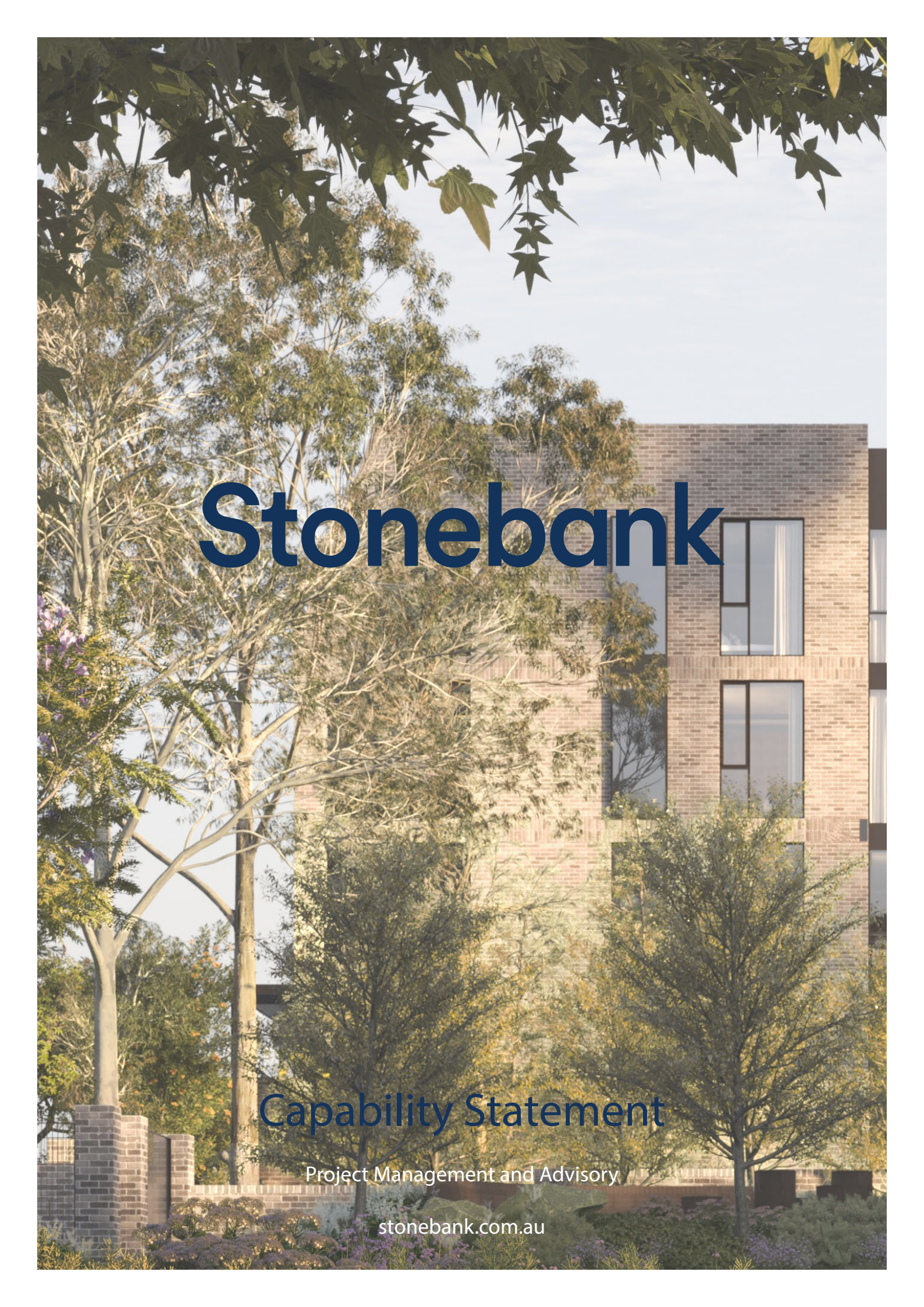




Stonebank

Capability Statement

Project Management and Advisory

stonebank.com.au

Stonebank provides independent management and advisory services for complex property developments.

We specialise in project management, development management and advisory services across build-to-hold and build-to-sell assets. Our teams embed within client organisations to manage risk, strengthen decision-making and provide delivery certainty.

Our Approach

Our approach is client-oriented, grounded in real-time problem-solving and deep integration within client teams. We take time to understand each organisation's culture, objectives and constraints, allowing us to work as a trusted extension of your team and support clear, well-informed decision-making.

Why Stonebank

We provide director-level service on every project, supported by a skilled team and a trusted network of industry experts. With roots in commercial construction, Stonebank brings disciplined risk management and a best-for-project focus to complex challenges.



Meet the Team



Chris Adams
Director

Chris is a seasoned property and construction leader with over 25 years of experience across both commercial contracting and client-side advisory. He has delivered complex, large-scale developments across residential, health, hospitality, retail, commercial and public infrastructure sectors.

With a blend of technical depth and strategic insight, Chris brings clarity to complexity—resolving commercial risk, streamlining delivery, and building confidence through structured decision-making. His leadership is grounded, collaborative, and focused on securing outcomes that align with long-term asset value.

M: 0408 851 556
E: chris.adams@stonebank.com.au



Steve Rodd
Director

Steve is an accomplished property professional with two decades of experience leading the delivery of high-value, large-scale developments across the residential, healthcare, hotel, retail, industrial and mixed-use sectors.

Steve brings a strong commercial lens to project leadership, with deep capability in risk mitigation, budget and program control, stakeholder coordination, and construction management. Known for his high-performance, high-care approach, Steve integrates commercial insight with disciplined process and stakeholder alignment. He is adept at simplifying complexity, resolving challenges early, and sustaining project momentum through structured oversight and sharp reporting.

M: 0421 078 383
E: steve.rodd@stonebank.com.au



Tim Gunthorpe
Director

Tim has close to 20 years' experience in project management consulting, having delivered a wide range of projects across all major real estate sectors. He brings deep expertise across the full project lifecycle, including project strategy, procurement, design and construction management, contract administration, and superintendency.

Tim has held senior roles on projects ranging from highly serviced laboratory environments to large-scale retail and cultural precincts. Known for his calm, structured and collaborative leadership style, Tim ensures teams remain aligned and focuses on achieving outcomes within strict time, cost and quality parameters, while maintaining strong stakeholder relationships throughout delivery.

M: 0416 977 367
E: tim.gunthorpe@stonebank.com.au



Livee Tan
Senior Project Manager

Livee brings project management and development planning expertise, complemented by a background in architecture and strategic design across precinct and building-scale projects. With over 20 years' experience across public, commercial, residential and mixed-use sectors, she provides client-side leadership focused on governance, stakeholder engagement, and the alignment of design intent with program, cost and high-quality, durable outcomes.

Known for a calm, structured approach, Livee operates as a trusted delivery lead, bridging strategy and execution across complex, multi-stakeholder public and private sector projects.

M: 043 0042 789
E: livee.tan@stonebank.com.au



Olivia Hanson
Project Manager

Olivia brings project management expertise across the health, education, accommodation and care sectors, supported by a background in architecture and construction delivery.

With experience managing projects from planning and design through to construction and handover, she works closely with clients, consultants and contractors to align project objectives, manage risk and support successful delivery outcomes.

Known for her collaborative and solutions-focused approach, Olivia provides practical leadership across project teams, helping navigate competing stakeholder requirements while maintaining focus on programme, cost, quality and long-term asset performance.

M: 0425 649 385
E: olivia@stonebank.com.au



Ross Saunders
Technical Director - Construction

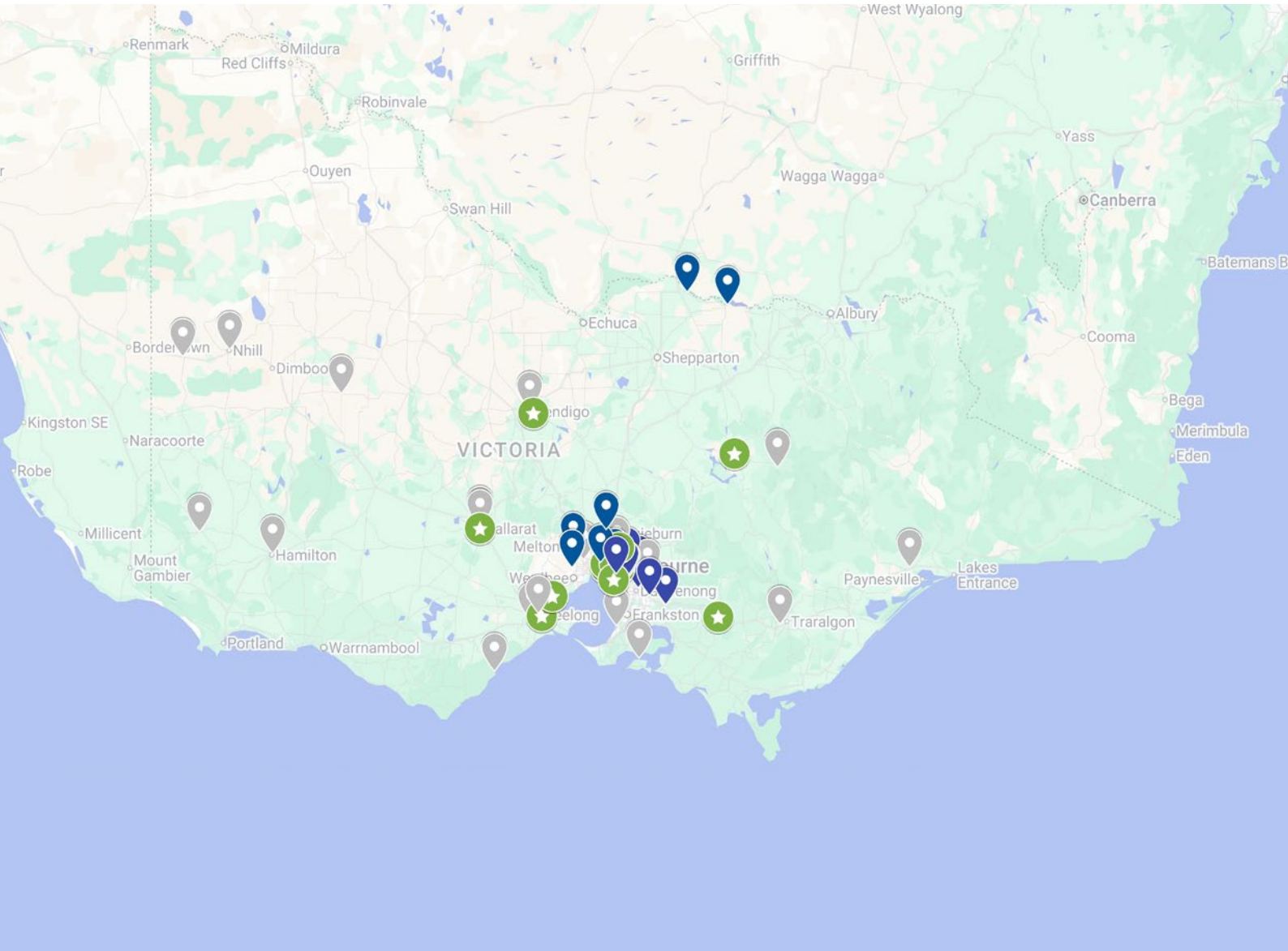
Ross is a highly experienced construction professional with over 45 years' experience delivering major commercial, retail and mixed-use developments. Progressing from hands-on site roles through to senior leadership, he brings deep expertise in construction methodology, sequencing, quality assurance and contractor performance.

Ross provides specialist construction and commercial advisory support, with a strong focus on risk mitigation, defect prevention, programme certainty and build quality. He is highly regarded for identifying issues early and guiding teams toward practical, buildable solutions on complex or high-risk projects.

M: 0419 557 683
E: ross.saunders@stonebank.com.au

Where We Deliver

Stonebank delivers projects across metropolitan Melbourne and regional Victoria, working with public and private sector clients across a range of asset types.



Our Clients



LUISANT—



Community



Stonebank is committed to actively contributing to the industries in which we operate. Our team regularly participates in key industry events such as the National Retirement Living Awards, and various other Property Council events. This ensures we remain at the forefront of emerging trends, innovations, and best practices. These events also provide valuable opportunities to connect with peers, share insights, and strengthen relationships within the professional community.



We are also proud to contribute our expertise through service on industry committees, including the PCA Retirement Living Committee, the PCA Planning and Building Committee, and the Future Leaders Committee. These roles allow us to contribute to policy discussion, share knowledge, and collaborate on initiatives that advance industry standards and practices.



Beyond our professional commitments, Stonebank is dedicated to making a positive impact in the wider community. We actively support and participate in charitable initiatives such as various Property Industry Foundation events - the Tour de PIF and the PIF Charity Regatta. contributing both time and resources to causes that align with our values.



Our Services



Project Management

Our approach to project management focuses on risk management, strong processes, and strategic decision-making to ensure optimised outcomes.



Development Management

Stonebank plays a key role in strategic planning and execution for projects across various sectors, from inception to completion.



Construction Technical Advisory

We leverage our commercial construction expertise to proactively monitor and advise, ensuring high-quality outcomes and preventing latent defects.



Project Management Framework

We provide expert guidance on implementing effective Project Management Office (PMO) strategies by optimising frameworks, systems and structures.



Commercial Advisory

We excel at identifying risks and opportunities, crafting strategies to optimise project management, and driving commercial outcomes.



Contract Superintendency

We proactively manage the superintendent role, focusing on minimising disputes and delivering the best outcomes for our clients.



Buildability Advisory

Our genesis in commercial construction places us ideally to push buildability and procurement solutions for your projects.



Impactful Outcomes

We deliver impactful outcomes through cost savings, timeline efficiency, risk mitigation, and quality improvements.



Stonebank's technical advisory services are delivered across a broad range of sectors and project scales, from live operational environments to large, complex developments.

Drawing on experience in construction technical advisory, project management and development management, our teams transfer lessons learned between sectors to anticipate risk, resolve complexity and provide clear, practical advice that strengthens delivery outcomes.

Project Management

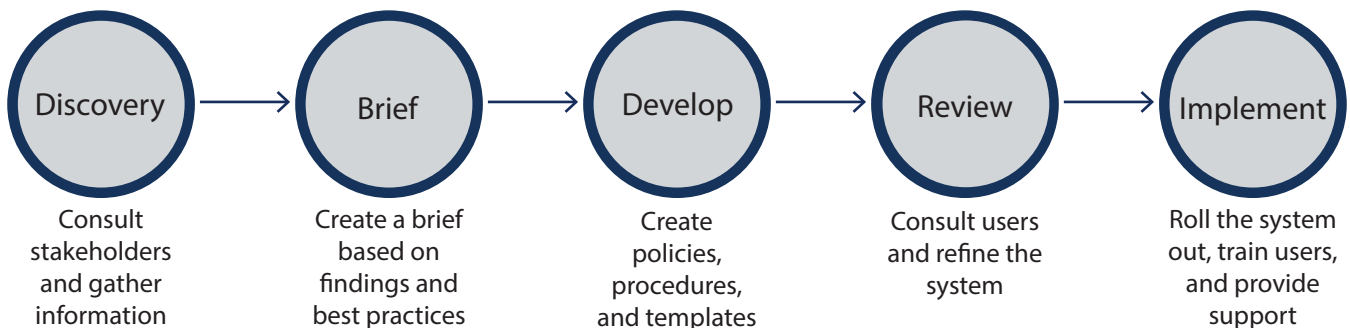
Stonebank provides end-to-end project management services that give our clients certainty over timeframes, budgets, and quality. We act as the single point of accountability, coordinating contractors, consultants, and suppliers to deliver seamless outcomes. Our approach is proactive and detail-driven, identifying risks early, resolving issues quickly, and keeping every stakeholder aligned.

Project Management services we offer include:

- Risk assessment and management strategies
- Pre-construction site management
- Procurement strategy
- Stakeholder management
- Display suite construction management
- Principal project requirements and contractor tender
- Early works package management
- Value management
- Contractor management
- Contract superintendency
- Cost control and reporting
- Tenancy coordination and delivery
- Defects management
- Commissioning monitoring
- Project handover and close out
- Construction strategy

Project Management Framework

We specialise in helping organisations set up or refine their PMO and project management frameworks for success. Our tailored solutions provide the tools, processes, and governance needed to align with your goals, streamline operations, manage risks effectively, and ensure consistent, high-quality project delivery.



Development Management

Our development management service covers the full lifecycle of a project - from initial feasibility through to completion and handover. We oversee site acquisition, planning approvals, procurement strategies, and project delivery, always with a focus on maximising value and minimising risk. Acting as an extension of our client's team, we manage consultants, approvals, and commercial negotiations to keep developments on track and commercially viable.

Feasibility & Front-End Strategy

Stonebank supports clients at the earliest stages of development to test feasibility, shape viable options and inform investment decisions. Our feasibility work integrates site constraints, planning considerations, massing and yield testing, cost inputs and delivery risk to provide clear, decision-ready advice, ensuring projects proceed with a well-understood planning pathway, commercial viability and delivery strategy.

Development Management services we offer include:

- Project brief development
- Development programme and critical path
- Due diligence and site acquisition
- Project cashflow and budget management
- Development options and feasibility analysis
- Market analysis and revenue forecasting
- Consultant scoping, request for proposal and engagement
- Design briefing and management, options analysis and master planning coordination
- Town planning strategy and application management
- Community and stakeholder engagement
- Heritage and statutory services authority coordination
- Subdivision management
- Project marketing and brand creation coordination
- Marketing and sales/leasing strategy
- Project settlement management / project handover
- Divestment strategies
- Project reporting



Construction Technical Advisory



Stonebank's Construction Technical Advisory team provides specialist, independent advice across the full construction lifecycle, supporting complex projects from feasibility through to completion. The seasoned construction professionals, led by Ross Saunders, bring deep experience across commercial, health, retail, residential and mixed-use developments.

Our point of difference is our deep experience in planning, procuring, delivering and completing large scale construction projects including:

Principal's Construction Advisor, Clerk of Works, and Delivery Management

- Quality monitoring
- Compliance inspections
- Monitoring of procurement and material submissions

Buildability Advisory

- Construction advisory during the feasibility and design phases
- Material selection and procurement
- Staging and construction logistics

Programming

- Progress health check
- Programming and methodology

Procurement Advisory

- Contractor shortlisting and selection
- Specialist procurement including overseas procurement

Risk

- Project risk assessment
- Risk mitigation strategy

Commercial Advisory

- Insurance claim advisory
- Commercial and contract advisory

- Dispute management
- Distressed projects
- Contractor insolvency management and contract turn-around
- Project re-commencement strategy and management

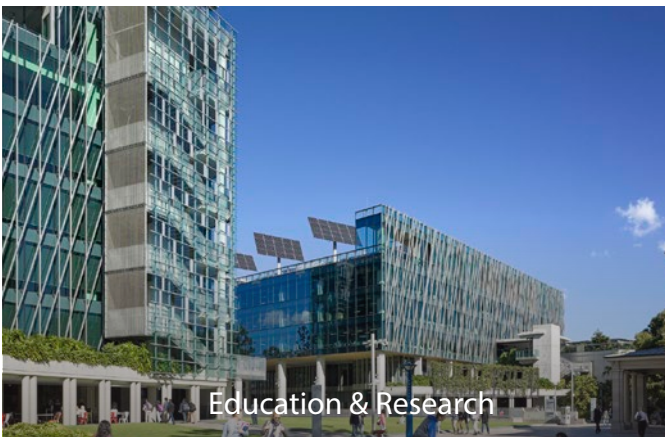
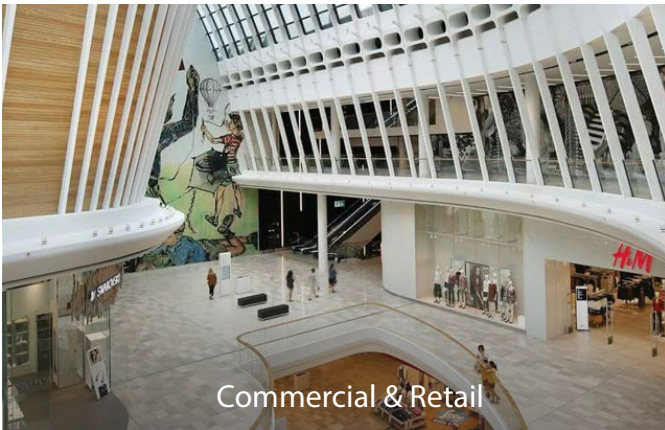
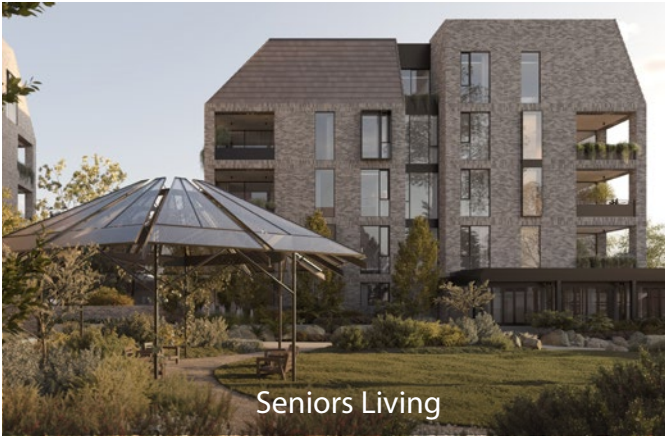
Completion Management

- Completion management plans and operational transitions
- Defect management

Projects include:

- VMCH St. Clare Retirement Precinct
- Amazon MEL-9
- Local: South Melbourne
- Crown Melbourne Central Energy Upgrade
- Chadstone Shopping Centre (various stages), Malvern East
- The Glen, Glen Waverley
- Eastland Shopping Centre, Ringwood
- The Royal Victorian Eye and Ear Hospital Redevelopment, East Melbourne
- Adina Hotel, Southbank
- Sheraton Hotel, Melbourne

Sectors

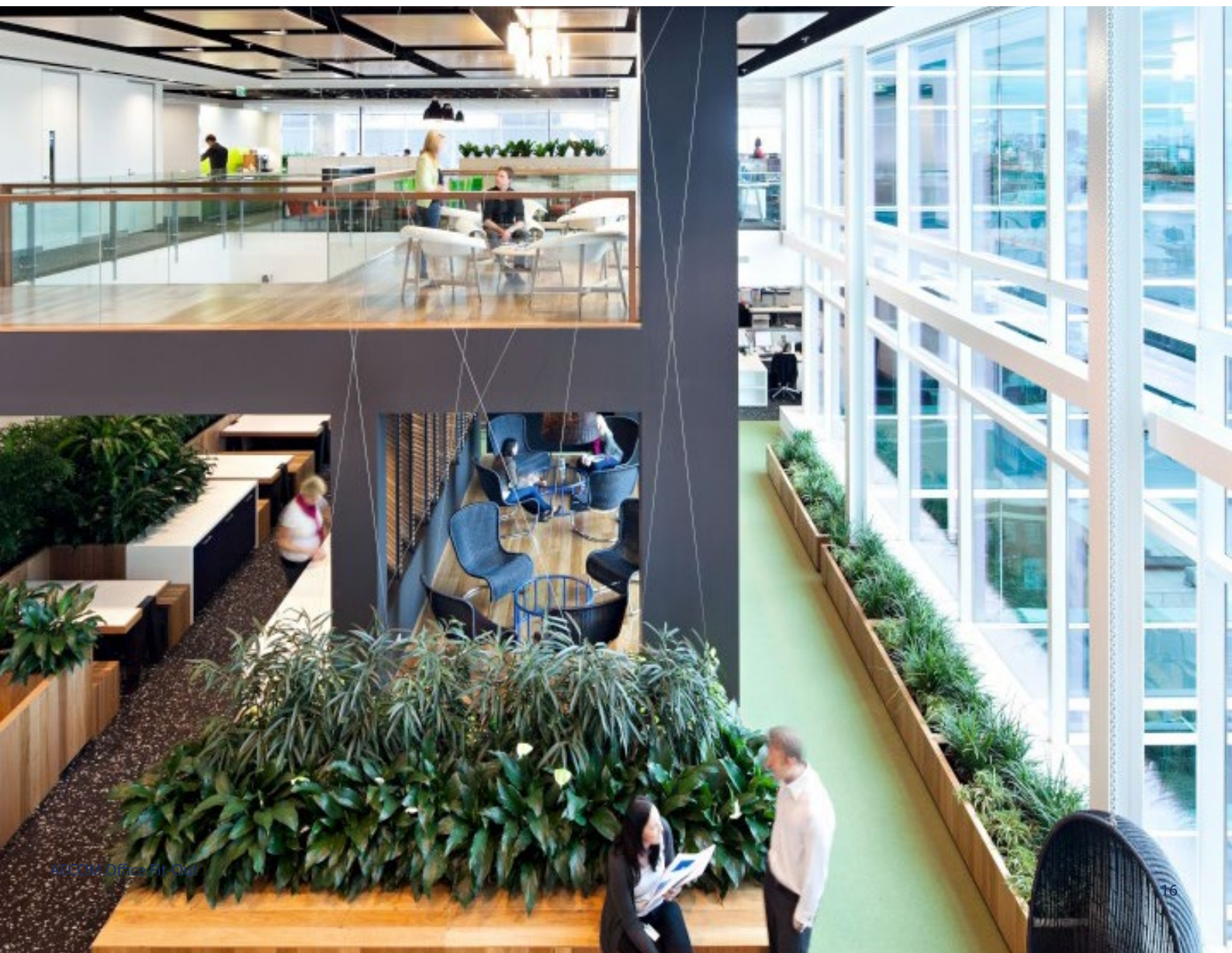


Commercial & Workplace

Stonebank delivers commercial and workplace projects with precision, ensuring they are completed on schedule, within budget, and to specification. We excel in managing fit-outs, refurbishments, and new builds, coordinating every detail to minimise disruption and achieve seamless outcomes.

The Stonebank team has extensive experience in commercial projects. Amongst the projects our team have contributed to are:

- Elizabeth North, Melbourne CBD
- Gate 8, East Melbourne
- Compass Business Park, Seaford
- 55 Southbank Boulevard, Southbank
- The Bendigo Centre, Bendigo
- Shell Australia Office Fit-Out, Melbourne CBD
- Shell Australia Office Fit-Out, Albury
- Shell Australia Office Fit-Out, Brisbane City
- Shell QGC Office Accommodation, Gladstone
- Australia Fair Office Tower Refurbishment & Fit-Out, Southport
- GPT Riverside Lift Modernisation, Brisbane City
- AECOM Office Fit-Out, Fortitude Valley



Commercial & Workplace



Elizabeth North

Elizabeth North

\$240M | 2019-2020 | PDG Corporation

Completed in 2022, the project is a landmark 70,000m2 mixed-use life-sciences, commercial, and retail development.

Key services provided

- Project Management
- Superintendency

Outcome

Prior to Stonebank. Coordination and design with Toyota, the University of Melbourne, and CSL Limited, navigation of Heritage Victoria requirements, and delivery with tier 1 construction partner.

Gate 8

\$40M | 2021-2024 | H.CO Property

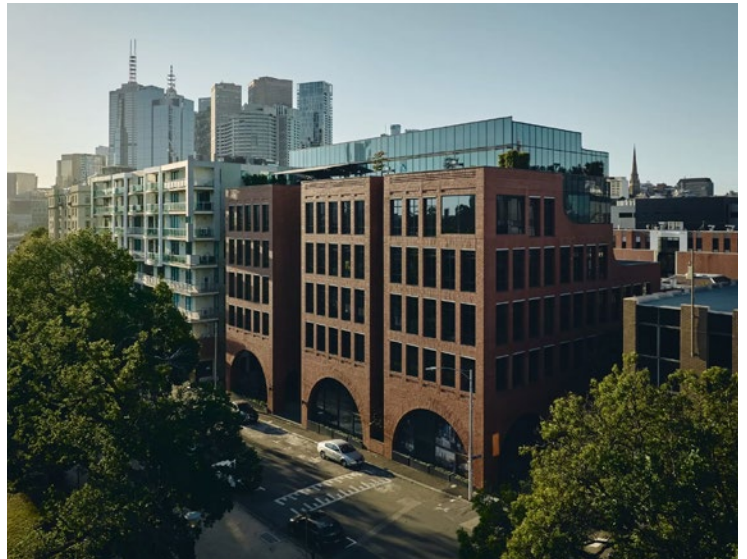
This amenity rich seven storey commercial office development is designed to foster a sense of belonging and community among tenants.

Key services provided

- Project Management

Outcome

Prior to Stonebank. Delivery of the project in 2024, under budget, while overcoming challenging regulatory dynamics.



Gate 8



The Bendigo Centre

The Bendigo Centre

\$100M | 2004-2007 | Bendigo Bank

12,500sqm integrated office fitout for Bendigo and Adelaide Bank.

Key services provided

- Project Management

Outcome

Prior to Stonebank. Delivered on budget and programme, with a very happy client upon completion.

Seniors Living

In the seniors living sector, we navigate complex requirements and sensitive operational environments with care and efficiency. Our proactive management ensures facilities are delivered to the highest quality, supporting both resident wellbeing and operator needs.

The Stonebank team has extensive experience in seniors living projects.

Amongst the projects our team have contributed to are:

- St. Clare, Kew (103 units)
- St. Francis on the Park, Ivanhoe East (58 units)
- Retirement Living, Wantirna South (300 units)
- Hubert Opperman Retirement Village, Mulgrave (175 units)
- John Flynn Retirement Village, Burwood East (300 units)
- Springtree Lifestyle Resort, Cobram (200 units)
- Springtree Lifestyle Resort, Mansfield (200 units)
- Springtree Lifestyle Resort, Yarrowonga (200 units)



John Flynn Retirement Village

Seniors Living



St. Clare

St. Clare

\$250M | 2022-2025 | VMCH

Delivery of four buildings containing 103 luxury seniors living independent apartments, as well as generous communal amenity.

Key services provided

- Principal's Representative
- Principal's Construction Advisor

Outcome

Construction is forecast for completion in Q4 2025, with first residents prior to Christmas. St. Clare is set to be Australia's best seniors living precinct.

St. Francis on the Park

\$N/D | 2023 - Present | VMCH

The five level development features 58 luxury seniors living independent apartments, with scenic views over Ivanhoe Park.

Key services provided

- Development Management
- Project Management

Outcome

Construction is forecast to commence in Q1 2026.



St. Francis



Springtree Cobram

Springtree Lifestyle Resort (Cobram)

\$N/D | 2024-2026 | Springtree

Nestled in the heart of Cobram, the over 55s land lease community offers a relaxed sanctuary for residents and visitors.

Key services provided

- Project Management
- Superintendency

Outcome

Established management systems for multi-disciplinary delivery across the estate.

Retail

We understand that in retail, timing is everything. Our project management drives fast, efficient delivery—coordinating contractors, suppliers, and approvals to open doors on time, while protecting budgets and maintaining quality.

The Stonebank team has extensive experience in retail projects.

Amongst the projects our team have contributed to are:

- Bayside Entertainment, Frankston
- Eastland Shopping Centre Redevelopment, Ringwood
- Eastland Shopping Centre - Sage Hotel, Ringwood
- The Glen Shopping Centre Redevelopment, Glen Waverley
- Castle Towers Shopping Centre, Castle Hill
- Westfield Doncaster Redevelopment, Doncaster
- Westfield Fountain Gate Redevelopment, Narre Warren
- Fountain Court Mall Upgrade, Bendigo
- Various stages of Chadstone Shopping Centre, Chadstone
- Woodgrove Shopping Centre, Melton
- Springvale Bulky Goods (IKEA / Harvey Norman), Springvale
- Westfield, Plenty Valley
- Karingal Hub, Frankston
- Broadmeadows Town Centre, Broadmeadows
- Westfield Garden City, Brisbane
- Clyde Town Centre (due diligence), Clyde
- Kurunjang Town Centre (due diligence), Kurunjang
- Cannon Hill (Kmart Plaza), Cannon Hill
- Galleria, Glen Waverley
- Big Box Retail, Hayborough
- The Vic, Melbourne
- Australia Fair Shopping Centre - Food Court, Southport



The Glen Shopping Centre

Retail



Woodgrove Shopping Centre

Woodgrove Shopping Centre
\$150M | 2010-2013 | QIC

This expansion more than doubled the centre's size from ~30,000sqm to over 60,000sqm, introducing major retailers as part of the works.

Key services provided

- Project Director (Construction Delivery)

Outcome

Prior to Stonebank. Transformation of Woodgrove into a comprehensive retail and lifestyle destination, catering to the growing needs of the Melton community.

Eastland Shopping Centre - Stage 5
\$655M | 2013-2016 | QIC

Expansion of the centre from ~80,000sqm to over 130,000sqm, introducing more than 150 new retailers and a state-of-the-art Town Square dining precinct.

Key services provided

- Construction Delivery
- Project Director
- Project Management

Outcome

Prior to Stonebank. Enhanced retail mix which attracted key anchor tenants, and reinforced as a leading shopping destination in the east.



Eastland Shopping Centre



Australia Fair - Broadwater Food Court

Australia Fair - Broadwater Food Court
\$3.5M | 2017-2018 | Retail First

Overview

Refurbishment of the main food court ahead of the 2018 Commonwealth Games, enhancing amenity and atmosphere.

Key services provided

- Project Management
- Superintendency

Outcome

Prior to Stonebank. Delivery of a 550-seat food court, completed out of hours with minimal trade disruption.

Health & Aged Care

Stonebank manages health and aged care projects in highly regulated settings, balancing the needs of operators, staff, and patients. We provide meticulous oversight to ensure safety, compliance, and smooth integration into operational environments.

The Stonebank team has extensive experience in retail projects.

Amongst the projects our team have contributed to are:

- Royal Victorian Eye and Ear Hospital, East Melbourne
- Residential Aged Care (RAC) Refurbishment Program of Work
- VMCH Shanagolden, Pakenham
- Bays Hospital, Mornington
- Mercy Place, East Melbourne
- George Vowell RAC, Dementia Wing, Mount Eliza
- Ryman Mulgrave (Hubert Opperman) RAC, Mulgrave
- Ryman Kealba RAC, Kealba
- Nhill Hospital Stage 2 Kitchen Development, Nhill
- VHBA Sustainability & Enhancing Capital Program, Regional Vic
- Transit Lounge & OPD Pathology, Parkville
- The Mornington Centre - Business Case, Mornington
- Angliss Hospital Business Case, Upper Ferntree Gully
- St. Vincent's Marycrest RAC Refurbishment, Kangaroo Point
- St. Vincent's Development Masterplan, Kangaroo Point
- Masonic Care RAC Stage 1 Redevelopment, Sandgate



Nhill Hospital

Health & Aged Care



Eye and Ear Hospital

Royal Victorian Eye and Ear Hospital
\$320M | 2013-2024 | VHBA

A \$320m redevelopment including new emergency department, operating theatres, CSSD, and teaching and training facilities including PC2 laboratories.

Key services provided

- Construction Management
- Sequencing and Operational Impact Planning

Outcome

Prior to Stonebank. The Project delivered a world-class specialist health, research and education facility for the State of Victoria.

Masonic Care RAC - Stage 1
\$32M | 2010-2012 | Masonic Care

The development comprised the construction of a 153 bed aged care facility, including communal amenity and gardens.

Key services provided

- Project Management
- Superintendent

Outcome

Prior to Stonebank. The project formed a significant part of the overall master plan for the site that was also managed as part of the scope of work.



Masonic Care RAC



Mercy Place

Mercy Place
\$35M | 2008-2010 | Mercy Health

Mercy Place, East Melbourne is a 110 room, full-service residential aged care facility including premium resident amenities and facilities.

Key services provided

- Project Management

Outcome

Prior to Stonebank. Successful delivery of a premium RAC development within a highly technical site, surrounding by an operating hospital and consulting buildings.

Education

Education projects demand minimal disruption to learning. We stage works strategically, manage diverse stakeholder groups, and keep projects moving efficiently so facilities are delivered ready for immediate use.

The Stonebank team has extensive experience in education projects, including:

- QUT Science and Engineering Centre, Brisbane City
- Chabad House - Childcare and Youth Centre, Malvern
- Parkdale Secondary College, Parkdale
- Beth Rivkah Ladies College, St Kilda East
- Maybloom, Bentleigh
- Yeshiva College - Trade Skills Centre, St Kilda East
- Oakleigh South Childcare, Oakleigh South
- Monash University - Various Project Support, Clayton
- RMIT Digital Human Bioscience Facility, Bundoora
- RMIT Innovation Resources and Waste Technology, Bundoora
- ACU St. Paul II Building, Banyo
- UQ Munro Childcare, St. Lucia
- ACU Health Science Facilities & Ancillary Projects, Banyo



RMIT Digital Human Bioscience Facility

Education



QUT Science and Engineering Centre

Science and Engineering Centre
\$230M | 2009-2012 | QUT

QUT's \$230m Gardens Point redevelopment delivered new learning, research, and recreational facilities, achieving a 5-star Green Star rating.

Key services provided

- Project Management
- Principal's Representative
- Design and Stakeholder Management

Outcome

Prior to Stonebank. Delivered in 2012 under a Managing Contract with a share of savings model, enabling new scope to be added.

Chabad House

\$3.5M | 2011-2013 | Chabad House of Malvern

Development of a new 80 capacity childcare centre and youth centre, multifunction / venue spaces, offices and associated amenity.

Key services provided

- Project Management
- Superintendency

Outcome

Prior to Stonebank. The new, purpose-built childcare and youth centre delivered and integrated into existing operations providing a safe, nurturing environment aligned with the organisation's values.



Chabad House



Maybloom

Maybloom

\$14M | 2023-2024 | H.CO Property

Development of a four level holistic wellness precinct comprising offices, medical suites, food and beverage and two levels of childcare.

Key services provided

- Project Management

Outcome

Prior to Stonebank. Successful delivery of the complex mixed-use development, on time and on budget.

Government

Public sector projects require transparency, accountability, and robust reporting. We manage delivery with clear communication, strict compliance, and a commitment to outcomes that benefit the community.

The Stonebank team has extensive experience in government projects, including:

- Melbourne Arts Precinct Transformation, Southbank
- CSIRO Australian Centre for Disease Preparedness, Geelong
- Canungra Army Base Redevelopment, Witheren
- Southeast Region Community Memorial Park, Dandenong
- Springvale Botanical Cemetary - Smith Road Precinct, Springvale
- Bunurong Memorial Park - Masterplan, Dandenong South
- St. Kilda Cemetary Heritage Restoration, St. Kilda
- Southern Metropolitan Cemeteries Trust - Infrastructure Development Plan



Springvale Botanical Cemetery

Government



Centre for Disease Preparedness

Centre for Disease Prevention - Part Life Refit
Budget confidential | 2019-ongoing | CSIRO

Staged refurbishment of the Australian Centre for Disease Prevention - a national centre of excellence in disease diagnosis.

Key services provided

- Seconded Project Director
- Project Management
- Contract Administration

Outcome

This staged project is still ongoing. Stonebank continue to provide project management services for the current stage of the project.

Melbourne Arts Precinct Transformation
\$1.7B | 2023-2024 | Development Victoria

MAPT is the largest cultural precinct redevelopment in Australian history. Supporting Development Victoria's project management team with interface management and business continuity management.

Key services provided

- Project Management

Outcome

Prior to Stonebank. The precinct is still under redevelopment, scheduled for completion 2029.



Melbourne Arts Precinct



St. Kilda Cemetery

St. Kilda Cemetary Heritage Restoration
\$2M | 2021 - 2022 | SMCT

Procurement advice and project oversight to overcome design issues pertaining to the restoration of the existing heritage fence surrounding the land.

Key services provided

- Procurement Advisory

Outcome

Prior to Stonebank. Resolved key design challenges to enable the important restoration works to commence.

Industrial

From warehouses to manufacturing plants, we manage industrial projects with a focus on operational performance, compliance, and efficiency. Our disciplined approach ensures facilities are ready for productive use from day one.

The Stonebank team has extensive experience in industrial projects. Amongst the projects our team have contributed to are:

- Amazon MEL-9, Craigieburn
- Cheltenham Quarter, Cheltenham
- Cooper Street, Somerton
- MaxiTRANS truck and trailer fabrication facility, Brooklyn
- Transport Drive, Somerton
- Murray River Pet Food, Howlong
- Botanica Park, Acacia Ridge



Botanica Park

Industrial



Amazon MEL-9

Amazon MEL-9
\$1B | 2023-2025 | Robertsco

Australia's largest warehousing facility, the MEL-9 Robotic Fulfilment Centre spans 209,000sqm over four levels in Craigieburn, with space for up to 25 million items at a time.

Key services provided

- Construction Technical Advisory
- Commercial Advisory (ESD Initiatives)
- Procurement Advisory

Outcome

Stonebank successfully resolved key project issues relating to material specification, ESD initiative scoping and procurement challenges.

Cheltenham Quarter
\$22M | 2022-2024 | Brix Property

\$22M development value, mixed development comprising offices, warehouses and showrooms.

Key services provided

- Project Management
- Superintendency

Outcome

Prior to Stonebank. This development was successfully guided through the finalisation of design, compliance and procurement into delivery of a boutique commercial / industrial offering.



Cheltenham Quarter



Somerton Logistics Centre

Somerton Logistics Centre
\$5M | 2013-2014 | McLaren Developments

The Somerton Logistics Centre combines two industrial facilities and includes warehousing, office and amenity, a showroom and truck and trailer access in a key business node between Hume and Tullamarine.

Key services provided

- Project Management

Outcome

Prior to Stonebank. Successful completion of the facility on programme and budget.

Hotels & Hospitality

In hospitality, every day counts. We coordinate multidisciplinary teams to deliver hotels, restaurants, and entertainment venues that open on schedule, meet brand standards, and operate seamlessly from the start.

The Stonebank team has extensive experience in hotel and hospitality projects, including the following:

- Sage Hotel - Eastland, Ringwood
- Sheraton Hotel, Melbourne CBD
- Good Heavens Rooftop, Melbourne CBD
- Springrock Public Bar, Melbourne CBD
- 33 Lonsdale St, Melbourne - Oaks Hotels & Resorts
- Boutique Hotel, South Melbourne (70 rooms)
- Bayside Cinemas, Frankston
- Strike Bowling, Frankston
- Hi-Fi Bar, Melbourne
- Moosa Bar, Carlton
- The Keys, Preston



Sheraton Hotel

Hotels & Hospitality



Sage Hotel

Eastland Shopping Centre - Sage Hotel
\$50M | 2016-2017 | QIC

Development of a 120-key hotel integrated above the Stage 5 retail and car park structure.

Key services provided

- Project Management

Outcome

Prior to Stonebank. Enabled seamless integration of hotel infrastructure into the broader retail precinct, supporting the client's overall strategy.

Good Heavens Rooftop
\$2M | 2022-2023 | Fancy Hanks

The vertical extension over the existing Fancy Hanks restaurant, including a new floor structure and rooftop bar. Capable of catering for 580 people.

Key services provided

- Superintendency

Outcome

Good Heavens was delivered on time and on budget, creating a vibrant and successful new hospitality space in Melbourne's CBD.



Good Heavens



Springrock Public Bar

Springrock Public Bar
\$2M | 2023-2024 | Fancy Hanks

A late-night venue with a capacity of circa 200 patrons, serving diner-inspired meals, as well as drinks until 3am.

Key services provided

- Project Management
- Superintendency

Outcome

Successfully delivered and trading with minimal disruption to both adjoining owners and Fancy Hanks' other businesses on the site.

Sport & Recreation

We deliver sport and recreation facilities that are built to perform. Our management covers every aspect—from programming and procurement to quality assurance—ensuring spaces meet community expectations and industry standards.

The Stonebank team has extensive experience in hotel and hospitality projects, including the following:

- Box Hill City Oval Redevelopment, Box Hill
- ACU Banyo Sports Court, Brisbane
- Springtree Clubhouse, Cobram
- Springtree Clubhouse, Yarrawonga
- Peninsula Kingswood Country Golf Club, Frankston
- Links Lodge at the Dunes, Rye
- Woodlea Swim School, Aintree
- Hummingbird Swim School, Tarneit



Springtree Cobram Clubhouse Facilities

Sport & Recreation



Springtree Yarrowonga Clubhouse

Springtree Yarrowonga Clubhouse
\$N/D | 2025-2026 | Springtree

A clubhouse facility comprising dining, lounge, cinema, library, gym and pool, across two buildings. Outdoor facilities include a bowling green, pickle ball courts and community gardens.

Key services provided

- Project Management
- Superintendency

Outcome

Delivered under an ECI and subsequent Design and Construct contract.

Woodlea Swim School
\$4M | 2024-2026 | APD Projects

Seeking to foster a healthy lifestyle for residents, the Woodlea Swim School will be operated by Paul Sadler Swimland when completed, and offer lessons to people of all ages.

Key services provided

- Project Management
- Superintendency

Outcome

Currently under construction, Stonebank are assisting in the delivery of this much-needed sport and learning facility.



Woodlea Swim School



Box Hill City Oval Redevelopment

Box Hill City Oval
\$N/D | 2022-2024 | Whitehorse City Council

Major redevelopment of this key Whitehorse asset, including reconstruction of the oval, new walking paths, refurbishment of southern pavillion and construction of a new western pavillion.

Key services provided

- Construction Advisory

Outcome

Construction is planned to start in September 2025, with all works forecast for completion expected in 2027.

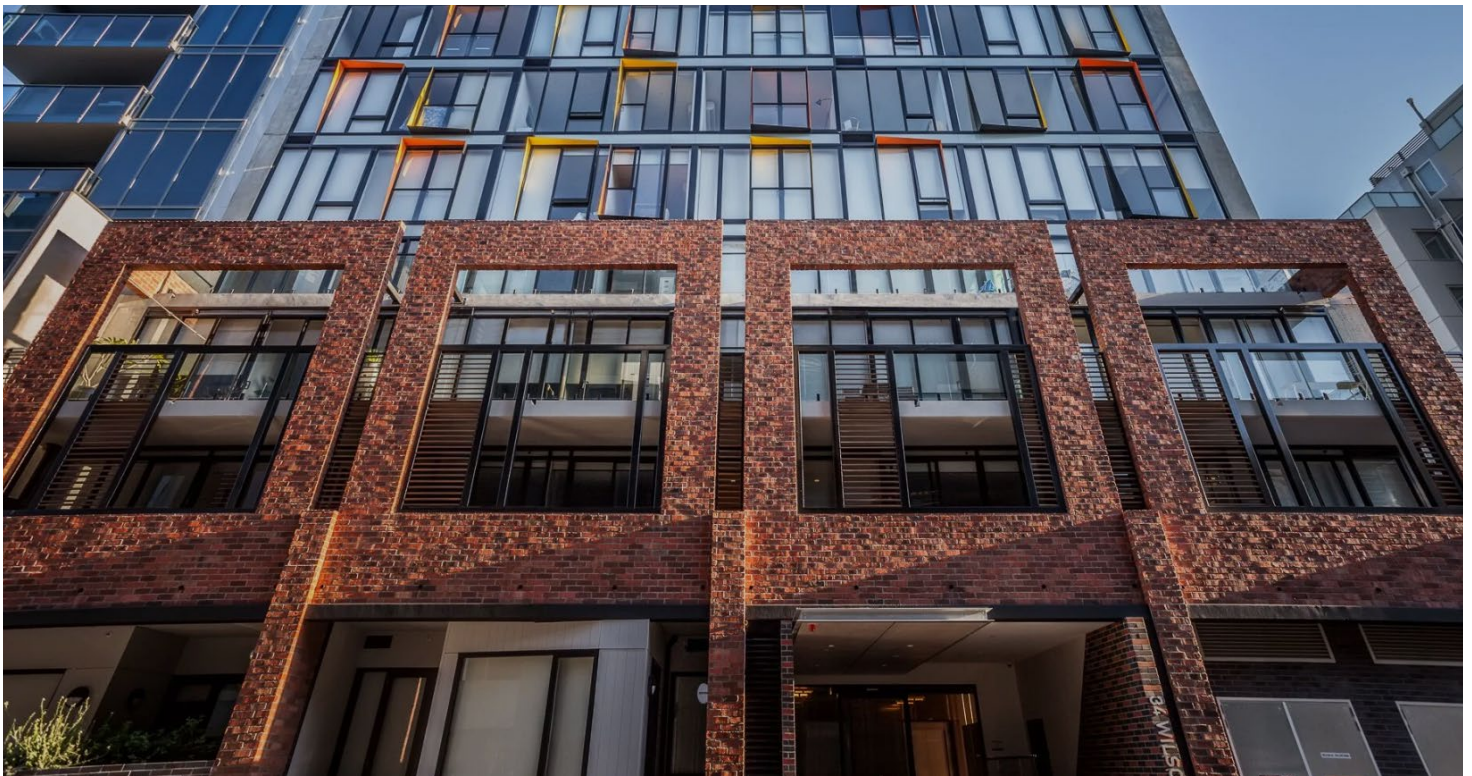
Residential

Residential projects are about more than buildings—they're about creating places people want to live. We oversee developments with rigorous cost control, clear stakeholder communication, and smooth delivery from concept to completion.

The Stonebank team has extensive experience in residential projects.

Amongst the projects our team have contributed to are:

- Galleria, Glen Waverly (267 apartments and 10 shop galleria)
- Rivea, Gold Coast (101 apartments)
- The Vic, Carlton (283 apartments and retail)
- Wellington Road, Box Hill (141 apartments)
- 53 Mercer Street, Geelong (128 apartments and retail)
- Latrobe Place, Bundoora (91 apartments)
- Latrobe Street Hotel, Melbourne (280 rooms)
- Dandenong Family Safe Housing (84 social housing apartments)
- The Garden House (49 award winning luxury apartments)
- Howard West, West Melbourne (17 luxury residences)
- 150 Clarendon Street, East Melbourne (88 apartments)
- Palmerston Crescent, South Melbourne (47 apartments)
- Vista, Chadstone (29 apartments and townhouses)
- 601 Boronia Road (100 apartments and 26 townhouses)
- Evora, Balwyn (62 apartments and 7 townhouses)
- Clayton Road, Clayton (140 apartments and offices)
- Parc, Box Hill (47 apartments)
- Wil & Co, South Yarra (69 apartments)
- The Collective, Hawthorn (31 apartments)
- MODE, South Yarra (39 apartments)
- Nightingale 2.0, Fairfield (20 apartments)



Nightingale 2.0

Residential



Galleria

Galleria

\$80M | 2016-2019 | Private Developer

This 15-storey landmark development occupies a central location in Glen Waverley and comprises 267 apartments above a vibrant ground-floor galleria of ten retail tenancies.

Key services provided

- Project Management
- Superintendency

Outcome

Prior to Stonebank. The result is a high-density, mixed-use precinct that enhances the local urban fabric while delivering strong commercial and residential outcomes.

Nightingale 2.0

\$N/D | 2017-2019 | Nightingale Housing

The second completed Nightingale project, designed by Six Degrees Architects and featuring an impressive average 8.2 star NatHERS rating.

Key services provided

- Construction Management
- Insurance Claim Management

Outcome

Prior to Stonebank. Successfully delivered a multi-award winning very low energy development on a difficult site adjacent Fairfield station.



Nightingale 2.0



150 Clarendon Street

150 Clarendon Street

\$160M | 2009-2010 | Salta Properties

Delivery of 86 luxury apartments across 12 floors and two basements.

Key services provided

- Project Coordinator / Supervisor

Outcome

Prior to Stonebank. Successful completion of the development to the highest quality standards.

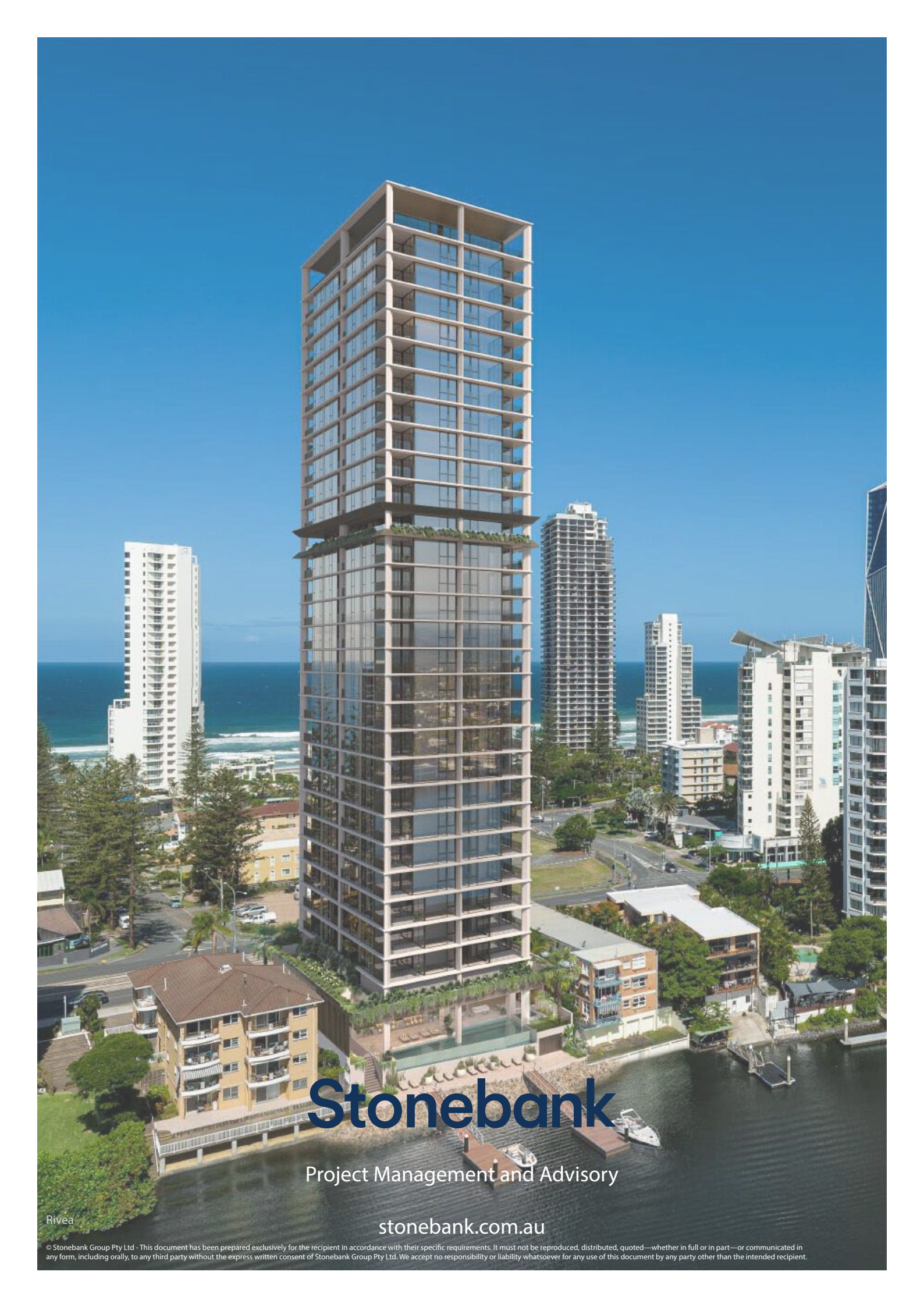
Governance & Commitments



Stonebank operates under independently certified management systems that support safe, consistent and compliant project delivery. These systems underpin our approach to quality assurance, environmental management and occupational health and safety, and are embedded across project governance, risk management and delivery processes.

Stonebank is progressing a Reconciliation Action Plan (RAP) to guide respectful engagement with Aboriginal and Torres Strait Islander peoples, support meaningful partnerships and strengthen internal capability building across the organisation.

ISO 9001:2016 – Quality Management
 ISO 14001:2016 – Environmental Management
 ISO 45001:2018 – Occupational Health & Safety Manage
 Reconciliation Action Plan (RAP) – Reflect

An aerial photograph of a modern, multi-story glass skyscraper with a distinctive stepped-top design. The building is surrounded by other high-rise residential buildings, some with balconies. In the foreground, there's a body of water with a small dock and a boat. The sky is clear and blue.

Stonebank

Project Management and Advisory

Rivea

stonebank.com.au

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