

EBS

C O N S U L T A N T S

bca + fire + access + energy

CAPABILITY STATEMENT

For a better tomorrow,
start today.

ABOUT EBS



EBS Consultants provide a complete suite of building compliance services, providing certainty from design through to occupation.

Our work combines technical dilligence with practical experience, grounded in a clear understanding of how buildings are designed, approved and delivered. We support developers, builders, asset owners and government clients to navigate complex regulatory environments with clarity and confidence.

WHY EBS

Our advice is shaped by how projects are actually delivered. We identify risk early, provide clear and coordinated compliance pathways, and maintain consistency from concept through to occupation.

The result is fewer redesigns, smoother approvals and greater certainty across the project lifecycle.

OUR VALUES

- INTEGRITY
- FORESIGHT
- EXCELLENCE
- INNOVATION
- HONESTY

Highforest, West Pennant Hills. A residential development by Mirvac defined by quality construction and a strong focus on long-term safety outcomes.

EBS Consultants have provided ongoing fire stopping inspection, technical advice and certification support throughout construction. Regular site involvement has enabled early identification and management of fire-rated construction and service penetrations, maintaining alignment between compliance requirements and the build as works progress.



WHO WE HELP

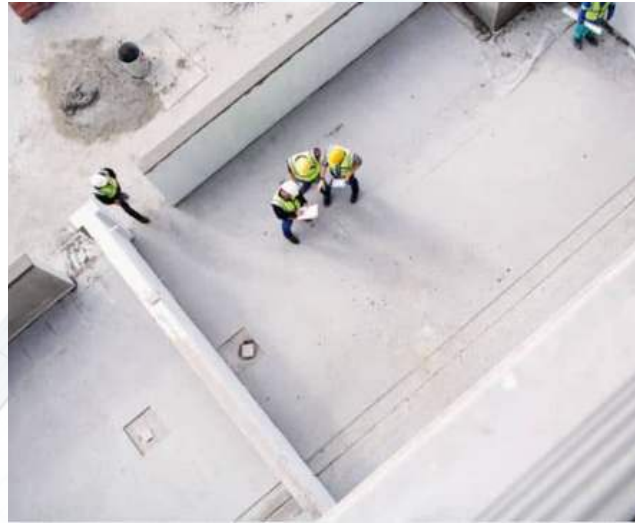


DEVELOPERS & BUILDERS



Delivering compliant projects from concept through to completion.

Advising on residential, mixed-use and commercial developments with clear advice that enables approvals and reduces delivery risk.



STRATA MANAGERS & BUILDING OWNERS



Maintaining compliant, safe and high-performing assets.

Supporting ongoing compliance, defect management and long-term risk across existing buildings.

LEGAL & INSURANCE PROFESSIONALS



Clear, defensible advice for disputes and investigations.

Supporting litigation, mediation and claims with expert reporting and forensic insight.



WHO WE HELP



GOVERNMENT & PUBLIC SECTOR



Independent advice aligned with regulatory and community expectations.

Delivering technically robust guidance across approvals, compliance, accessibility and fire safety.

COMMERCIAL & ASSET OWNERS



Protecting asset value through clear compliance insight.

Enabling informed decisions across portfolios with advice on fire safety, performance and regulatory obligations.



AGED CARE & COMMUNITY FACILITIES



Safe, compliant environments for vulnerable occupants.

Delivering practical advice that prioritises safety, accessibility and long-term performance.



SERVICES



BUILDING CODE
CONSULTING



CONSTRUCTION
SERVICES



ACCESS
CONSULTING



BUILDING AUDITS



FIRE SAFETY



OCCUPATION
CERTIFICATE AUDIT



AFSS



DEFECT
RECTIFICATION



ENERGY EFFICIENCY



EXPERT WITNESS
SERVICES

Nestled in the heart of Sutherland, Dwell is a contemporary residential development that blends modern design with a sense of tranquil, refined living.

EBS Consultants provided Fire Safety and BCA Consultancy services, including fire stopping reviews, construction inspections, compliance advice, and certification coordination, supporting the successful issue of the occupation certificate.



SERVICES



BUILDING CODE CONSULTING

Buildable NCC compliance advice

Enabling approvals, design and delivery

- BCA and access compliance audits
- Performance Solutions and DTS pathways
- Identification and resolution of non-compliances
- Design and construction phase advisory

Outcomes:

- Faster approvals
- Reduced redesign risk
- Clear compliance pathway



Atlassian Central, Sydney CBD. A world-first hybrid timber commercial tower delivered above one of the city's busiest transport hubs. EBS Consultants have provided ongoing fire stopping inspection and advisory services throughout construction, with regular site involvement supporting early identification and management of fire rated construction and service penetrations. This work has supported compliance alignment with the build sequence on a highly complex and technically ambitious building.

Atlassian Central is co-owned by Dexus and Atlassian and is being delivered by Built in joint venture with Obayashi Corporation.

FIRE SAFETY

Fire safety advice designed for real conditions

Focused on compliance, buildability and long-term use

- Fire safety schedule reviews
- Essential measure audits
- Fire stopping and penetration inspections
- Upgrade and compliance advice

Outcomes:

- Compliant and maintainable fire safety systems
- Reduced risk during construction and operation
- Confidence in ongoing compliance



SERVICES



ACCESS CONSULTING

Accessibility advice aligned with real-world use

Balancing regulatory requirements, usability and design intent

- Access audits and compliance assessments
- NCC and Australian Standards guidance
- Design reviews and compliance strategies
- Construction phase access inspections

Outcomes:

- Smoother approvals
- Reduced rework during construction
- Confident compliance with accessibility requirements



Located in the heart of Wollongong, this mixed-use development delivers a vibrant blend of contemporary residential living and modern commercial spaces designed for comfort, convenience, and business growth.

EBS Consultants provided comprehensive BCA, Access, and Fire Safety Consultancy services, including design compliance reviews, accessibility assessments, fire engineering coordination, site inspections, and certification documentation to ensure full regulatory compliance.

EXPERT WITNESS SERVICES

Independent, defensible advice for disputes and litigation

Definitive reporting that supports confident decisions

- Forensic inspections and expert reports
- Expert witness and court-compliant reporting
- Mediation and conclave participation
- Litigation and dispute advisory

Outcomes:

- Clear, defensible positions
- Stronger negotiation outcomes
- Reduced dispute uncertainty



SERVICES



AFSS

End-to-end AFSS compliance support

Reliable, coordinated and audit-ready

- AFSS coordination and management
- Fire safety schedule reviews
- Liaison with councils and service providers
- Ongoing compliance planning advice

Outcomes:

- Confidence in statutory compliance
- Reduced risk of penalties or non-compliance
- Streamlined annual certification



Located at 10 Waterfront Promenade, this mixed-use development blends residential, commercial, and hospitality spaces, anchored by the waterfront Shell Cove Harbour Hotel and defined by its modern coastal design.

EBS Consultants delivered Fire Safety and BCA Consultancy services, including fire stopping reviews, compliance tracking, site inspections, and AFSS-related fire damper and penetration inspections to ensure full regulatory compliance.

CONSTRUCTION SERVICES

On-site compliance support that reduces risk early

Keeping projects aligned during delivery

- Construction phase inspections
- Fire stopping, access and BCA inspections
- Technical advice to project teams
- Documentation and certification reviews

Outcomes:

- Early issue identification
- Reduced costly rework
- Smoother path to completion



SERVICES



OCCUPATION CERTIFICATE AUDIT

Independent audits for occupation readiness

Clarity before final approval

- OC compliance audits
- Fire safety documentation review
- Identification of outstanding items
- Advisory to achieve certification

Outcomes:

- Faster occupation approvals
- Fewer last-minute issues
- Clear path to certification



This mixed-use development embodies contemporary urban living, seamlessly integrating modern residential spaces with commercial functionality to create a dynamic and sophisticated environment.

EBS Consultants provided Fire Safety and BCA Consultancy services, including fire stopping reviews, bounding construction assessments, compliance rectifications, and final certification to ensure full regulatory compliance.

ENERGY EFFICIENCY

Performance-led energy compliance advice

Integrated with broader building requirements

- NCC Section J and JV3 pathways
- BASIX and NatHERS assessments
- Condensation and thermal analysis
- ESD reporting for approvals

Outcomes:

- Faster planning approvals
- Integrated compliance across disciplines
- Improved long-term building performance



SERVICES



BUILDING AUDITS

Direct visibility on compliance and risk

Actionable insights for existing assets

- Building and compliance audits
- Fire and life safety reviews
- Visual and investigative inspections
- Concise, actionable reporting

Outcomes:

- Clear understanding of risk exposure
- Prioritised remediation actions
- Better-informed asset decisions



Located on Gurrilang Road in Cronulla, Casa Capri is a luxury coastal residence positioned opposite Elouera Beach, offering elevated ocean views and refined modern living.

EBS Consultants delivered Fire Safety and BCA Consultancy services, including design and fire stopping reviews, subcontractor coordination, product selection guidance, and development of a comprehensive fire stopping matrix to achieve full compliance.

DEFECT RECTIFICATION

Structured approach to defect resolution

From identification through to remediation

- Defect inspections and reporting
- Rectification strategy development
- Remedial works advisory
- Coordination with stakeholders

Outcomes:

- Faster resolution of defects
- Reduced lifecycle costs
- Coordinated, efficient remediation



CLIENTS



EBS Consultants are trusted by leading developers, builders and property stakeholders on complex and high-risk projects across Australia.



*Construction Services,
Fire Safety,
Occupation
Certificate Audit*



*Fire Safety,
Construction Services*



*Fire Safety, Construction
Services*



*Fire Safety,
Construction Services*



*Fire Safety, Construction
Services, Building Code
Consulting, Access
Consulting, Energy
Efficiency*



*Building Code
Consulting, Fire Safety*



*Building Audits, AFSS,
Building Code Consulting*



*Building Code
Consulting, Defect
Rectification, Expert
Witness Services*



*Building Code
Consulting, Fire Safety,
AFSS*





Matthew Harriman

Managing Director | Founder

Matthew Harriman, Founder and Managing Director of EBS Consultants, is an unrestricted building surveyor in NSW (formally known as AI accreditation) and South Australia. He delivers his expertise with more than 14 years of experience across the diverse structures of the ever-evolving construction industry.

Matthew is committed to ensuring that our clients are delivered with the highest level of service and upholding the utmost conduct and ethical practice.

Matthew has had the privilege to work alongside the industry's experts, consultants, and legal teams resulting in a wealth of knowledge and experience. Taking a liking to complex problems and the challenges involved with identifying, observing, rationalising, and explaining fire and life safety building defects in litigation-compliant reports.

Matthew continues to further his education and develop his knowledge and understanding of legislation, building codes, and Australian standards.

Matthew is not shy to any sport and is a keen outdoorsman with a like to motor racing, dirt biking and off grid adventures. In all aspects of life Matthew is a high achiever.

MEET OUR TEAM



EBS Consultants have built a practice founded on continual refinement, professional discipline and considered growth. Our team works collaboratively to deliver clear, innovative solutions, supporting one another to maintain consistency and quality across every engagement. It is this collective expertise and commitment that define EBS Consultants today.



Matthew Harriman
Managing Director
and Founder



Jaclyn Vanderent
Operations
Manager



Janet Baran
Operations
Manager



Marisa Odelli
Administration
Manager



Ben Long
Manager of
Building
Regulations



Vincent Pannell
Senior Building
Regulations
Consultant



Ambert Tran
Building
Regulations
Consultant



Jason Lor
Building
Regulations
Consultant



Johnny Lam
Project Manager



Charbel Khouri
Building
Regulations
Consultant



Jason Arraj
Building
Regulations
Consultant



Marie-Claire Taouk
Assistant
Building
Regulations
Consultant



ACCREDITATIONS & COMPLIANCE



Accreditations & Certifications



Verified Compliance Systems:



AFFILIATIONS



Located in the heart of Wollongong, Eclipse is a contemporary residential development showcasing sleek design, floor-to-ceiling glazing, and panoramic city views that redefine modern urban living.

EBS Consultants delivered Fire Safety Consultancy services in line with the Building Code of Australia, including detailed fire stopping specifications, contractor coordination, and final inspection and certification to ensure full compliance.





SYDNEY

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Revesby NSW 2212

CANBERRA

Levels 4 & 5,
15 Moore Street,
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WOLLONGONG

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Wollongong NSW 2500

NEWCASTLE

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Newcastle West NSW 2302



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