



CLAREMONT QUARTER

FASHION HUB GETS REMODELLED

After a century of being a fashion hub for Perth, Claremont is having a full makeover, with construction of a new retail and residential precinct by Brookfield Multiplex. The two stage project is an assignment of just over four years duration, with the first stage complete in 2009 and stage 2 due for completion in April 2011.

Each stage comprises both a retail and residential component. The stage 1 retail development consists of approximately 40 speciality stores, commercial offices and a Coles supermarket. The existing centre remained trading during the construction of stage 1, and once Coles moved to the newly built store in March 2009, the old centre was demolished. Stage 2 retail is currently under construction with a handover date of late November 2010 anticipated. It consists of approximately 80 speciality stores, restaurants/bars and a David Jones department store, as well as a Town Square and central lane to encourage flow-through between the adjacent town centre and railway station. Additionally, 1,400 car parking spaces are being created for Claremont Quarter's clientele.

The residential component consists of two residential blocks built above the retail. Block A in stage 1 consists of 48 apartments, and Block B in stage 2 will consist of 29 apartments. Both blocks offer apartments ranging from 1 bed to 3 bed, plus penthouse apartments, and a landscape pool deck area on Block A level 4 and Block B level 5. Both blocks also have storage and undercover parking.

“The project has been constructed bottom up from -1 x basement level. The site was sheet piled along the extent of the property boundary to allow for basement excavation and construction – approximately 800 linear metres of sheet piles were installed and 55,000 cubic metres of soil removed. Two hammer head tower cranes have been in use throughout both stages, working at three different locations,” said Brookfield Multiplex Project Manager, John Casey.

“The seven level structure above is conventional reinforced concrete columns and cores with post tensioned slabs. A total of 120 slabs will be poured with a total volume of 40,000 cubic metres of concrete, 4000 tonnes of reinforcement and 500 tonnes (or 650,000 lineal metres) of post tensioning strand being used. The retail facades are predominantly brickwork/render, glazing and architectural louvers with a mix of solid, glass and canvas awnings. The retail roof features a 150 metre long by 11 metre wide glazed skylight. The residential blocks structurally are the same as retail, externally brickwork/render and glazing with metal deck roof. Internally they are of a high end finish.”

The location of the site being adjacent to operational properties and roads created some issues, especially as the project was designed with facades hard up on all boundaries. Brookfield Multiplex undertook extensive negotiations with adjoining land owners and local authorities, maintained extensive site management and utilised some innovative construction methods as well as providing relocation of public assets such as high voltage overhead power in order to build the facades peaceably and effectively.

Managing the needs, including safety, of shoppers and retailers has providing ongoing challenges.

“In stage 1 we had to construct with minimal impact on the existing shopping centre, this involved a lot of disruptive works being undertaken out of normal trading hours in consultation with the shopping centre management. In stage 2 we face the issue of joining the two stages together which will involve a lot of out of hours works,” said John Casey.

“Construction of residential apartments over an operating shopping centre was a logistics challenge in stage 1 and will prove the same in stage 2. We were and will be still building the residential towers following the handover and trade of the retail component below. It requires careful planning and supervision to ensure everything runs smoothly.

“The client response to stage 1 has been extremely positive. The retail component has traded very successfully with Coles breaking sales records in the opening few months of trade. Our relationship with the adjoining businesses and local authority is very good and we regularly receive positive feedback about how the project is progressing.”

Brookfield Multiplex have to date inducted 2,300 personnel on the job, and expect to have inducted approximately 3,000 by the completion of stage 2. Retail trade in the Perth suburb has a history stretching back to the start of the twentieth century, and the new Claremont Quarter is built on the area's reputation for being a stylish place to live, work, shop and be entertained.

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Acting as Independent Project Managers for Brookfield Multiplex's Claremont Quarter project provided Johnson Group (WA) with some interesting challenges. One of the biggest was managing robotic boring of the main sewer line connection at a depth of 13 metres through limestone, with a working shopping centre and commercial offices continuing to trade around the site.

JGWA's task also included project management and coordination of the demolition works, an archaeological investigation and followup dig, external services infrastructure works, diversion of main stormwater lines and roads, excavation and construction of a concrete underground sump with a 3000cubic meter capacity for stormwater catchment, within 6m of an operating railway line, and liaison with Main Roads and Traffic, Council, the Water Corporation, the Western Australian Rail Authority, the EPA and adjoining residents throughout. All up, from demolition through to construction of the sump it was a ten month assignment.

"In terms of the archaeological dig, a number of the old building's foundations were discovered dating back to the first settlement at Claremont."

"The robotic sewer works were one of the more challenging things. It involved robotic boring under existing buildings and under main roads, with a final connection to an in operation ministers sewer line at a depth of 11 metres which services an existing shopping centre, commercial offices and surrounding neighbourhood."

"There were numerous issues regarding the public in adjoining areas including offices and retailers and passers by."

The stormwater sump is a unique construction built in a constrained area between a railway line and private housing. JGWA had to ensure

RIISING TO CHALLENGES FROM ABOVE AND BELOW

the method of construction, involving drilling and immersing steel columns in liquid concrete, forming diaphragm walls, thereby minimising traffic disruption, trains, cyclists, vehicles or residents. A beautification process was carried out post-construction which has added a green space.

JGWA offer specialist development and project management services including feasibility studies, development and project management, design management, construction management, tenancy coordination and management, cost control management, contract advice, contract administration and time management. They are affiliated with BurnsBridge Sweett, part of the Cyril Sweett group, a global advisory, project management and cost consultancy practice, with offices up the east coast of Australia, SE Asia, Middle East, continental Europe and the UK.

Other major assignments currently include providing Development and Project Management services for ISPT's, Enex 100 St George's Terrace \$220m Commercial & Retail development, Perth; Project Manager for Colonial First State Global Asset Management 1-5 Mill St and 197 St Georges Terrace Perth; Department of Building Management Works \$23M TAFE Training Centres WA; \$19M Australian Headquarters for Terex Mining Australia at Perth International Airport.

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DEEP GREEN WITH ENVY

People will be enjoying the work created by Deep Green Landscaping at Claremont Quarter for a very long time, given the lifespan of materials like granite. Deep Green provided project management and landscape construction services for all the external areas of the retail precinct and internal residential pool areas for stages one and two of the Quarter's redevelopment.

This included the creation of a granite-paved village square in the retail area of Stage two, which is shaded with transplanted mature London Plane trees.

"The village square will be a focal point," said Deep Green Director, Julian Rose.

"The aim is to make it possible for people to participate in a community feel and interact with each other as they shop, eat and drink their way through all the Quarter has to offer. The area is open to all the public so they can come and relax in village square environment. For the other external areas, we worked closely with the council to blend existing paving with new paving. The footpaths are brick paved, which is the same colour as the earth, so it hides dust. Along the footpaths are large liquid amber trees. All the trees including those in the square are installed with drip lines to minimise water use. For the residential pool areas, we have created a resort style feel, with cycads, hibiscus and frangipani trees surrounding large hard wood pergolas."

Deep Green crews worked on the project over five years, including engaging in a two year design, planning and approvals phase with



Multiplex. In addition to the major hard landscaping tasks, they constructed kerbs, steps, ramps, decking and external pergolas, and also sourced and installed furniture, pots and planters, all stocked with climate-hardy species.

Other major projects landscaped by Deep Green include The Point in Mandurah, The Esplanade Apartments in Nedlands, Raffles Hotel in South Perth, The Burswood Peninsula project, and 140 William Street and Bishop's See in the Perth CDB.

"We specialise in project management of all external spaces for major commercial builders. Our work allows the builders to get on with what they do best. We have the knowledge to maximise efficiency, and can ensure the design for a project's external spaces is buildable by getting involved with the builder during the design process," said Julian.

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MAKING A PLACE

- **Fully enclosed building area:** 42,000m²
- **Partially enclosed:** 60,000m²
- **Facilities:** 2 majors, 3 mini majors + 121 shops + commercial tenancies, 79 apartments, 1,450 car bays

In the streets of Claremont, the rebirth of Claremont Village is emerging. Occupying pride of place, Claremont Quarter is a mixed use commercial residential project in the fashion centre of Perth's thriving western suburbs.

Said James Christou, Lead Architect, "We were passionate about building on the charm and character of Claremont's haunts, alleyways and diverse centres of activity. We saw the importance of using the opportunity to make a place.

"We set out to nurture and augment everything people know and love, to deliver the greatest benefit for everyone from residents to businesses to shoppers to visitors."

A central square and laneway, both free of traffic, will create a vibrant village centre as a focal point at the heart of Claremont, fusing together its fragments. This precinct is currently under construction.

Claremont Quarter is in itself a harmonious grouping of diverse segments united through a common theme. With a natural placing of retail, residential, dining, entertainment, office and parking areas with open pedestrian thoroughfares, it is an all-encompassing destination in its own right.

Stage 1 was completed in 2009 and reveals the western segment. When Stage 2 is completed, and with some modifications to the West End and rationalisation of tenancies fronting St Quentins Avenue, greater connection will occur with the streetscape.

James Christou + Partners Architects worked in conjunction with Hassell Architects and Multiplex Living on design and development. The brief required a retail component delivering a high quality contemporary urban experience within the Claremont context, drawing the community for the atmosphere and experience – for recreation, convenience, shopping and dining.

The traditional boutique style of Claremont has been preserved. The new streetscapes are vertically articulated through façades and parapets. The retail development uses strong linear forms broken into smaller built form modules. The majors and mini majors present as individual 'shops' in the streetscape and are integrated with the overall development by the smaller relevant precinct shopping outlets consisting of specialties – fashion, food and others. Individual visual elements present signage opportunities and optimal product display. Pedestrian flow and presentation of sight lines have been maintained.

Through a blend of styles, forms and variety, the streetscape appears to have evolved over time while maintaining a sense of consistency.

The residential component has been visually separated through solid construction techniques, natural materials and façade modulation, evoking a private and exclusive sanctuary. The Claremont Quarter Residences are discreetly placed well back from the street, out of the public eye, rising above the retail areas from the fourth to seventh floors and making minimal impact overall.

Residents have secure entry through street lobbies and a private deck carpark. They live in complete privacy, in spacious rooms with large windows, peaceful views, and concealed outdoor entertaining, with keycard security and all of Claremont on their doorstep – boutiques, everyday shopping needs, services, cafés, entertainment, and train station.

Every apartment is unique, with centrally located private balconies, vast patios, or opening directly to the private pool and lush garden. Transitions from internal spaces to large external balconies are blurred and create a sense of contemporary classicism. All living rooms and bedrooms are bright, airy and look out at the vista: perhaps a magnificent view across Freshwater Bay, out to Lake Claremont, or to the city and distant hills, with the Claremont streets below and the greenscapes of suburban trees all around.

The apartments were marketed in two stages and sold promptly off the plan.

The development is designed as an integrated commercial development creating an active urban village where people work, shop, live, and are entertained within the locality of the Town Centre.

Months before completion of Stage 2, the image and success of Claremont Quarter has been influenced substantially through the energy created by the retail offer. The residential component provides an element of contemporary community and has added considerably to vitality and activity.

Overall Claremont Quarter delivers a quality civic amenity to the locality while balancing commercial objectives by incorporating a village square as a nodal point, linked by articulated street frontages and pedestrian orientated laneway shopping. The result is an urban environment of well transitioned internal and external spatial events stimulating pedestrian and shopper awareness and enjoyment.

For further information see www.jcpa.com.au

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RAISING THE BAR USING GREEN MATERIALS

Best Bar contributed something very special to the Claremont Quarter redevelopment: the only concrete reinforcing steel made 98 per cent from scrap and carrying a two Green Star rating. Best Bar scheduled and fabricated all the concrete reinforcement for the project, including outdoor areas, retail precincts and residential apartments for both stages one and two.

Their purpose built 8,000m² facility with state of the art equipment and experienced workforce worked over 12 months cutting and bending steel to match the engineering specifications, while maintaining the production capacity to service other major projects concurrently. Their current project list, for example, also includes City Square, Century City, RGP5 and Raine Square.

“Our own scheduling team look at the engineers’ drawings and organise the schedules to cut and bend to meet the construction time frames,” said Best Bar’s WA State Manager Daryl Brooks.

“We have the largest production capacity of all the reinforcing suppliers in Western Australia. We employ all our own people, including for workshop and machinery maintenance, and with sister companies in every state, we can supply any project, anywhere in Australia. Our speciality is supplying high rise developments and the mining sector.

“Our steel for Claremont Quarter came from our steel mill in Singapore, which is the only steel company supplying Australia, that can supply steel with the Two Green Star rating.”

Best Bar were founded in 1995, and the founders still direct the company’s progress as one of the leading steel reinforcement suppliers in Australia, with branches in Rockingham (WA), Port Hedland, Darwin, Adelaide, Truganina (Vic), also Dandenong and Bendigo. In 2000 the Directors of Best Bar forged a partnership with NatSteel, providers of steel to the Asia Pacific region for over four decades. NatSteel have recently been acquired by India’s Tata Iron and Steel, rated the best steel company in the world by World Steel Dynamics Inc USA in 2005. This alliance gives Best Bar the ability to draw on international knowledge in providing their clients with the very best quality, service and advice.

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REDUCE THE WET FLOOR’S ‘WHOOOPS!’ FACTOR

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H.I.S. Building Services prevent slippage. They installed all the epoxy floor coatings for the wet areas of the Claremont Quarter project, including retail areas, commercial areas and public areas. Their total project area of 652m² of floor and approximately 400 lineal metres of coving included Bakery, meat prep, Deli, Seafood, cake room, coolrooms, back of store stock area, plant room, electrical switch room, multi level car park lift entries, and multi level carpark mall entries.

BASF Mastertop 1220 was initially specified and was applied to manufactures specification to achieve an excellent non skid, hard wearing finish to some of the areas.

When H.I.S. Building services were enlisted to provide solutions to some of the more problematic non resilient flooring applications during the project, H.I.S.’s own product, rapid curing Aralux PMA resin was used.

“The project lifespan of Aralux is 10-15 years, and it meets AQIS standards” said H.I.S. Project Manager Glen Simpson.

“In addition to having fast cure capabilities, it can be used in a high build application. For example, coolrooms, freezers, etc can be regraded using rapid curing Aralux flooring system from 100mm+ thick down to 5mm around floor wastes/drains. In most instances if the work is completed out of hours, the coolroom is completely “cured” and ready for use the next morning.

“VOC of the Aralux system is less than 5% (5g/L). This emission is only evident during the “uncured” phase of the system application. Due to the rapid cure of Aralux, the odour emissions period is significantly reduced.”

Over their twenty year history, HIS have pursued ongoing R&D. Their range of manufactured floor coatings includes paint flake systems, colored quartz and decorative systems through to heavy duty high performance systems which may incorporate fine textured to coarse carborundum broadcast nonskid finishes. Due to their experience and expertise, they are often contacted at the design stage of projects to offer advice on flooring options.

Their floors are worked on and walked on across the nation in the Mining industry, food and beverage outlets, supermarkets, seafood processors and retailers, poultry processors and retailers, small goods manufacturers, abattoirs, wineries, breweries, commercial kitchens, hotels, bars, restaurants, prisons, toilets, showers, and anywhere else floors might get wet.

As with any significant outcome, the key to achieving excellence is in the preparation, and this is where H.I.S. Building Services wide range of floor preparation equipment ranging from HTC diamond floor grinder, scabbling/scarifying machines, captive shot blaster, and numerous other pieces of “specialised” equipment are utilised.

Recent major projects for HIS include Trackside Bakery Perth, V+V Walsh Meat Processors Bunbury, Fletcher International Albany, Woolworths Newman, ESS Kangaroo Hill Dampier for Rio Tinto, Ingham’s Enterprises Osborne Park, The Red Herring restaurant East Fremantle, and Kailis Bros Leederville. They have also completed a number of offshore projects, including Singapore-Kranji camp military establishment (approx 46,000m²); Carnault Mettlebox can manufactures, Tuas, Singapore; Ashanti Gold, Geita in Tanzania and Mulaut Abattoir in Brunei.