

AN ICONIC HUB

The \$53M Station Street Commercial Development is a state-of-the-art mixed use project featuring approx 10,200m² of office space, premium retail tenancies and basement parking. Encompassing Coles supermarket, Target discount department store and casual dining options, the project is a hub for the community.

Subiaco's former Station Street Markets site has been transformed into a state-of-the-art, vibrant and place changing mixed use development.

Providing a range of retail, dining and beverage outlets, as well as office space, the \$53 million Station Street Commercial Development forms part of the Western Australian Government's broader strategy for the area.

Additionally, the project is seen as an opportunity to create new economic activity in Subiaco, drawing people into the area and activating local businesses. Complementing the Subiaco area by offering the local community increased retail choices, the Station Street Commercial Development includes a Coles supermarket, Target discount department store, speciality retail tenancies and a range of dining and beverage outlets.

The development provides approximately 10,200m² of office space within the 4-storey building's two upper levels, as well as parking for more than 400 cars. In addition, public art and landscaping has helped activate the development by creating vibrant, inviting places and spaces.

Doric Project Manager, Mick O' Dea said that adding to the appeal of the Station Street Commercial Development is its distinctive external façade. "The façade incorporates public art into the fabric of the building," he says. "This includes dichroic glazing and a bespoke external lighting theme called 'Lumen'. The building features a European structural clamped curtain walling system with high performance glazing."

The Station Street Commercial Development has seen over 250 onsite construction personnel work on the project at its peak, with more than 1,400 people expected to be inducted onto the development by its completion.

The project did pose a couple of challenges, including restricted site and street access given the large logistic demand supplying the 35,000m² project. "The post tension concrete

structure also posed some challenges with high floor levels and curved features," said Mick. However, as a construction company whose capabilities are vast and varied, Doric Contractors was able to meet and resolve all challenges presented along the way.

Founded in 1989, Doric is supported by some of the best people in the industry and world class business systems. In the course of the company's almost three decades in existence, Doric has grown and evolved to become one of Western Australia's biggest privately owned construction businesses. Doric have focused on creating a company capable of delivering a broad range of projects, which has, in turn, driven the company's diversification into every sector of the construction industry.

Operating in every key sector of the industry, Doric's values are the foundation upon which the company has been built, and still form the pillar of its approach to business to this day.

The company remains committed and focused on adhering to its values, principles and ethical practices: an approach that ensures Doric continues to drive its success, growth and long term sustainability. The company's strong and proven track record within the industry is certainly evidence of this.

Doric are currently delivering a range of landmark projects for valued clients including Local, State and Commonwealth Governments. This includes HMAS Stirling Stage 3A Redevelopment for the Department of Defence (\$367 million), Yagan Square for the Metropolitan Redevelopment Authority (\$68 million) and the Melbourne Hotel Redevelopment (\$34 million). The company is also delivering the Midland Gate Shopping Centre Expansion (\$64.5 million) and Red Earth Arts Precinct for the City of Karratha (\$43 million).

For more information contact Doric, Level 1, 420 Hay Street, Subiaco WA 6008, phone 08 9388 2655, fax 08 9388 1484 website www.doricgroup.com.au



MAIN CONSTRUCTION COMPANY : Doric
ARCHITECT : Taylor Robinson
STRUCTURAL ENGINEER : Pritchard Francis
CONSTRUCTION VALUE : \$53 million

Below Meales Concrete Pumping provided concrete pumping solutions for the Station Street Commercial Development.

Below BCA Consultants provided a variety of services, engineering and design for the Station Street Commercial Development.



Meales Concrete Pumping is a specialist independent concrete pumping contractor with a proud history of 40+ years of continuous trading under the 'Meales' brand. At work, their capabilities were clearly demonstrated in the recently completed Station Street Commercial Development.

The new \$53 million shopping complex in Subiaco awarded Meales the opportunity to work with the principal contractor from inception onwards. Through this engagement, Meales were able to tailor a suitable comprehensive solution for the efficient and timely delivery of concrete pumping at the site.

The Station Street Commercial Development included several facets of concrete pumping: the installation of tailored high rise placing boom systems, which provided coverage as the multiple floors were constructed; the deployment of line pumps to site to provide the concrete feed to the placing boom system; and lastly, the extensive utilisation of Meales' mobile fleet on site for additional pumping requirements.

The Meales operation provides concrete pumping services and support to all types of construction projects including LNG, mining, energy,

infrastructure, civil, commercial and residential. They are undisputed market and industry leaders and offer the largest fleet of mobile boom pumps, placing booms systems, stationary and line pumps in Australia.

Meales has proven to be a leader in formulating efficient operational procedures, safe work practices and quality control procedures for their pump operators, line hands and equipment. Major contractors have recognised Meales capacity and capability to service large and complex projects and they are regularly engaged on major construction, high rise, infrastructure and remote area, resource sector projects throughout Australia.

The company's strong focus over many years has been on developing comprehensive concrete pumping services, specialist technical and operational knowledge, and general skills. Through this they have strengthened their confidence in providing efficient and professional concrete pumping services suited to a wide range of applications and projects of all scale and type.

For more information contact Meales Concrete Pumping, 11 Crocker Drive, Malaga WA 6090, phone 1300 MEALES, email bookings@mealeswa.com.au, website www.meales.com.au

Celebrating 25 years, building services design and engineering company BCA Consultants continues to maintain an exceptional dedication towards excellence. The company's work on the Station Street Commercial Development is no exception, where it completed the electrical, mechanical, fire, hydraulic services, fire engineering and lighting design. All were designed to 4.5 Star Green Star ratings, with mechanical services meeting full NABERS compliance.

"The Station Street market project has been challenging. It's a \$53 million, 6,000m² mixed use landmark building in the heart of Subiaco with a NABERS rating and Green Star engineering technology applied," explained BCA Consultants', Warren Levisohn. "We are working with an educated client and architect, and a great construction team so we are happy to have had the opportunity to be involved."

There are 'three key ingredients' that have contributed to the company's success during the past 25 years. "Our dedicated team of engineers and a unique company culture are a major contributing factor. You find out a lot about your team when you go through a depressed market and we have been through a few in our 25 years as BCA. Throughout that period we have retained the core that makes up our senior team members and directors," said Warren.

"Second and equally important are our industry partners, our Clients that have provided a consistent level support and worked alongside us. Our diverse client base allows us to attract opportunities from a number of sources and provides a mix of unique and interesting projects."

BCA Consultants has a reputation for delivering sound technical advice, and outside-of-the-box thinking. The company doesn't outsource or send work offshore, they support the Western Australian economy.

"Each of our projects are designed specifically for the needs of our Clients for their specific project. Everything we produce is produced inhouse and to a consistent level of detail which our Clients have come to expect and the reason that they rely on us as their trusted advisors," said Warren.

For more information contact BCA Consultants, Suite 59, 102 Railway Street, West Perth WA 6005, phone 08 9265 1400, email enquiries@bcagroup.com.au, website www.bcagroup.com.au