

# MURDOCH SQUARE: A HUB FOR HEALTHCARE, BUSINESS, AND COMMUNITY LIVING

DEVELOPER : Hesperia and Aegis Health  
MAIN CONSTRUCTION COMPANY : Multiplex  
ARCHITECT : Hassell  
BUILDING CERTIFIER : Resolve Group  
SURVEYOR : MNG

Photo: D-Max Photography, Joel Barbitta



Murdoch Square is an integrated, mixed-use development within a major healthcare precinct. It includes 182 aged care beds, a private hospital, 6,700m<sup>2</sup> of medical suites, 6,100m<sup>2</sup> commercial office, ground level retail and hospitality uses, as well as the 150-room Courtyard by Marriott, Murdoch hotel, 27 residential apartments and Western Australia's first Medihotel.

**Murdoch Square seamlessly integrates healthcare, office space, and community living into a singular, transformative project.** Located within the Murdoch Health and Knowledge Precinct, this ambitious development spearheaded by Hesperia and Aegis Health, and constructed by Multiplex, has redefined the concept of a mixed-use precinct in Western Australia.

The project's scope is immense, encompassing five distinct buildings with a combined gross floor area exceeding 80,000m<sup>2</sup>, all unified by a three-level underground carpark and landscaped public plaza. This architectural feat was achieved despite the complexities of developing multiple typologies — ranging from residential and commercial spaces to a medi-hotel and aged care facility — within a single stage, during the COVID-19 pandemic. Hesperia's ability to deliver these diverse structures concurrently, while maintaining a cohesive design and functional unity, is nothing short of extraordinary.

## A Visionary Development

"At Hesperia, we always aim to create developments that leave a lasting and, positive impact on the community," said Ian Smyth, Director of Healthcare at Hesperia. "Murdoch Square is a prime example of this vision, bringing together a variety of uses into one cohesive space that not only meets the needs of the present but also anticipates the demands of the future."

The project is centred around a landscaped public plaza, designed to promote community collaboration and interaction. Surrounding this plaza are diverse amenities, including dining venues, retail spaces, and relaxation areas, transforming the precinct into a vibrant town centre that extends beyond its traditional healthcare focus.

## The Challenge of Concurrent Development

One of the most impressive aspects of Murdoch Square is the simultaneous construction of five buildings, each with its own distinct identity and function. Coordinating such a complex undertaking required meticulous planning and execution.

"The sheer scale of developing five buildings concurrently, all anchored by a three-level underground carpark, presented significant challenges," Smyth said. "Each building had its own design requirements and functional needs, but they all had to work together as part of a larger, integrated precinct. This required a high level of collaboration between our team, the architects at Hassell, and our construction partners, Multiplex."

The underground carpark itself is a critical component, not just in terms of providing ample parking space but also in unifying the entire development at the ground plane. "The carpark essentially serves as the foundation for the entire precinct, connecting the buildings both physically and functionally," said Smyth. "Designing and constructing





it to accommodate the needs of all five buildings, while ensuring ease of access and flow for users, was a major achievement.”

### Overcoming Design and Construction Challenges

Building five diverse structures at once is no small feat, especially when each building must maintain its own identity while contributing to the overall cohesion of the precinct. According to Smyth, one of the key challenges was managing the complexities of different building typologies within the same development.

“For example, the medihotel has very different design requirements compared to the aged care facility or the residential apartments,” he notes. “Each building needed to meet specific regulatory standards and functional needs, which required a flexible yet cohesive design and delivery approach. This is where our collaboration with Hassell and Multiplex was crucial. Their ability to understand and bring to life our vision for a unified yet diverse precinct was instrumental in the project’s success.”

One of the most complex aspects of the design was the integration of the buildings’ façades. Each building’s façade had to reflect its unique

function while maintaining a visual harmony with the rest of the precinct. “We didn’t want to replicate the same façade system across the project,” Smyth said. “Instead, we aimed to create distinct identities for each building, with subtle design elements that tie them together.”

The design review process played a crucial role in ensuring that these diverse elements came together seamlessly. “The design review panel was rigorous, which is exactly what was needed for a project of this scale and complexity,” Smyth added. “We had to balance creative flair with budget constraints while also adhering to strict design guidelines. The end result is a precinct where each building contributes to a cohesive whole while standing out in its own right.”

### A Strategic Location with Sustainability at its Core

Murdoch Square’s strategic location adjacent to two of Western Australia’s largest tertiary hospitals, Fiona Stanley Hospital and St John of God Murdoch Hospital, enhances its role as a critical hub for healthcare and research. The precinct is also well-connected, with major bus, road, and rail networks nearby, ensuring easy access for residents, workers, and visitors.

Sustainability was a key consideration throughout the development process. Murdoch Square has been awarded a 5 Star Green Star - Design & As Built v1.2 certification from the Green Building Council Australia, reflecting Hesperia’s commitment to sustainability. The precinct is designed to achieve Net Zero Carbon status for both construction and operations, with three of the five buildings operating on 100% renewable energy sourced from solar PV.

“Environmental sustainability is at the core of everything we do at Hesperia,” Smyth emphasised. “For Murdoch Square, we wanted to go beyond the minimum standards and set a benchmark for sustainable development. The use of renewable energy, combined with our commitment to reducing carbon emissions, ensures that Murdoch Square is not just a great place to live and work today, but also a model for future developments.”

### A Landmark for the Future

Murdoch Square is more than just a development; it is a landmark that exemplifies Hesperia’s vision for building Western Australia’s future. The project’s successful delivery, despite the challenges posed

by concurrent construction and complex design requirements, is a testament to the expertise and dedication of the entire team.

“Murdoch Square represents the culmination of years of planning, collaboration, and hard work,” said Smyth. “It’s a project that we are incredibly proud of, and one that we believe will have a lasting impact on the region. From the integration of diverse uses to the focus on sustainability, Murdoch Square is a development that truly reflects Hesperia’s commitment to creating spaces that benefit the community.”

As Murdoch Square opens its doors to residents, workers, and visitors, it stands as a shining example of what can be achieved when vision, expertise, and collaboration come together. With its strategic location, diverse offerings, and commitment to sustainability, Murdoch Square is poised to become a key destination in Western Australia, setting a new standard for integrated mixed-use developments.

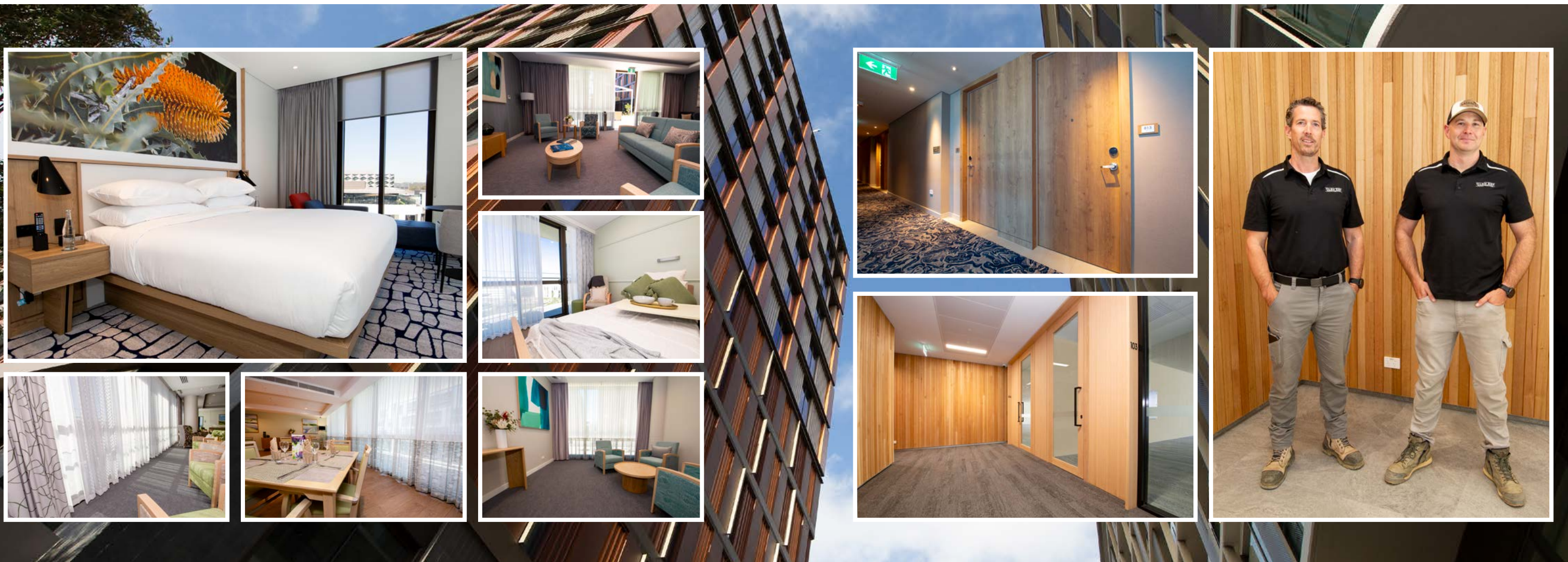
*For more information contact Hesperia*, phone 08 9381 8301, email [info@hesperia.com.au](mailto:info@hesperia.com.au), website [www.hesperia.com.au](http://www.hesperia.com.au)



Below Specialty Curtains and Blinds provided custom solutions for window furnishings across the project.



Below Glen Esk designed and installed timber doors, skirting, picture rails, dado rails, and oak panels for Murdoch Health and Knowledge Precinct.



Specialty Curtains and Blinds are established leaders in the design, supply and installation of commercial window furnishing solutions. The company's role on the Murdoch Health and Knowledge Precinct was to supply all of the curtains and blinds in the Marriott Hotel, Aegis Aged Care, Medi Hotel and Mental Health facilities.

"There were a number of specialised products required in this project," said Project Manager, Christine O'Sullivan. "These included custom printed fabrics with antimicrobial treatments as well as anti-ligature solutions for the mental health facility."

Antimicrobial curtains and blinds are made from fabrics that are infused with antimicrobial technology during the manufacturing process, providing continuous protection against bacteria, mould, viruses and mildew. Antimicrobial solutions are designed to destroy or inhibit the growth of pathogenic microorganisms.

Established in 1965, Specialty Curtains and Blinds specialise in commercial window furnishing solutions. Their team of estimators, draftsman, installers and project consultants have the technology to assist at any stage of your project.

"We are the only choice to achieve your vision on time and on budget," said Christine. "There is no project too large, small, remote or technical for our team."

Specialty Curtains and Blinds are also working on the Wellington Street Student Accommodation project.



For more information contact Specialty Curtains & Blinds, 31 Adrain Street, Welshpool Perth WA 6106, phone 08 9362 3588, email admin@scbgroup.com.au, website www.scbgroup.com.au

At Glen Esk Construction, excellence is not just a goal; it's a commitment backed by a combined 40 years of experience in the building and construction industry.

For the Murdoch Health and Knowledge Precinct, Glen Esk was responsible for the design and installation of feature timber doors, 12km of paint-grade skirting, 5km of picture rails and dado rails, Tasmanian oak timber feature panelling, timber feature laminate for the hotel room entries and the supply and install of a ribbon art wall.

"When we saw the design intent for Lot 3 Tenancy doors we were concerned for the reality of the door sets and we really had to figure out to the millimetre how these doors were going to operate to ensure they were going to work with the specified hardware," said Director, Simon Procter. "We worked closely with the Design Manager, William Sulaiman, for an uncountable amount of hours until we found a solution that all stakeholders were happy with"

Another significant aspect of the Murdoch project was the TM-03 Ribbon Wall, a substantial logistical mission due to the size and weight of each panel. With the challenging task of engineering and design by

Multiplex, Glen Esk Construction were able to successfully complete the installation with the help of their suppliers and partners.

"The TM-05 Tasmanian Oak wall lining in the corridors and the tenancy door sets along with working with a great team of people from Multiplex were the highlights of the project," Simon said.

Glen Esk Construction focuses on maintaining honesty, quality, and reliability throughout all their work, consistently delivering projects that surpass client expectations. With a local team based in Perth, Western Australia, and surrounding areas, they possess the expertise to manage intricate construction projects for both residential and commercial clients from the initial design phase through to project completion.

Their commitment to delivering builds of exceptional standards, promptly, within budget, and to the utmost satisfaction of their clients, solidifies Glen Esk Construction's position as a leader in the industry.

For more information contact Glen Esk Construction, phone 0408 990 196, email info@glenesk.com.au, website www.glenesk.com.au



