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MAGAZINE

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MARCH 2022



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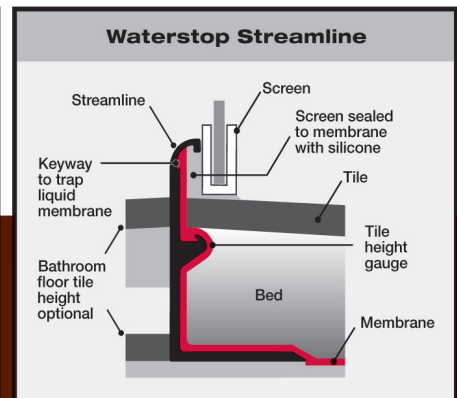
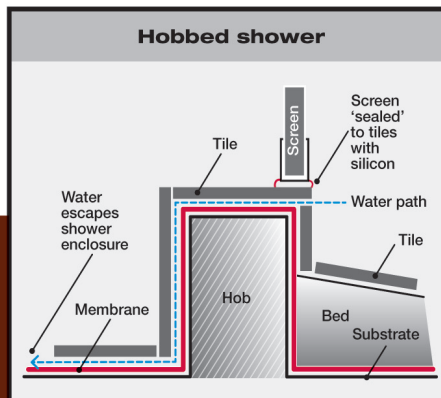
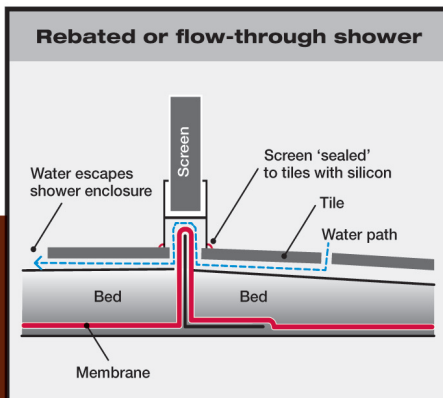
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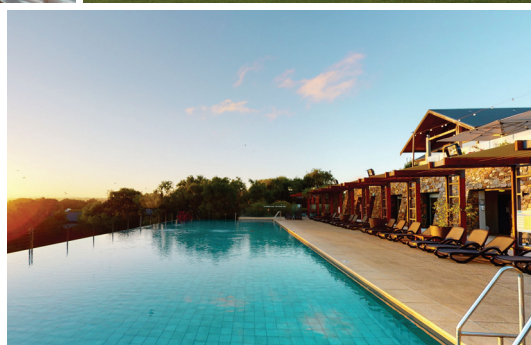
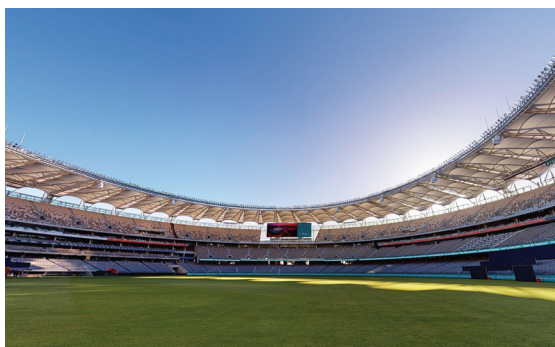
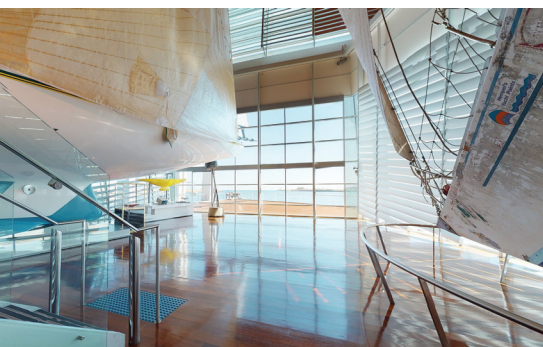
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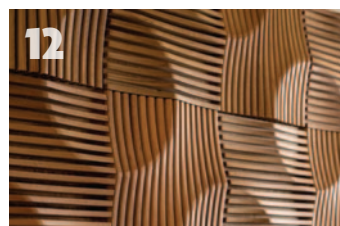
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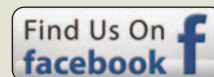
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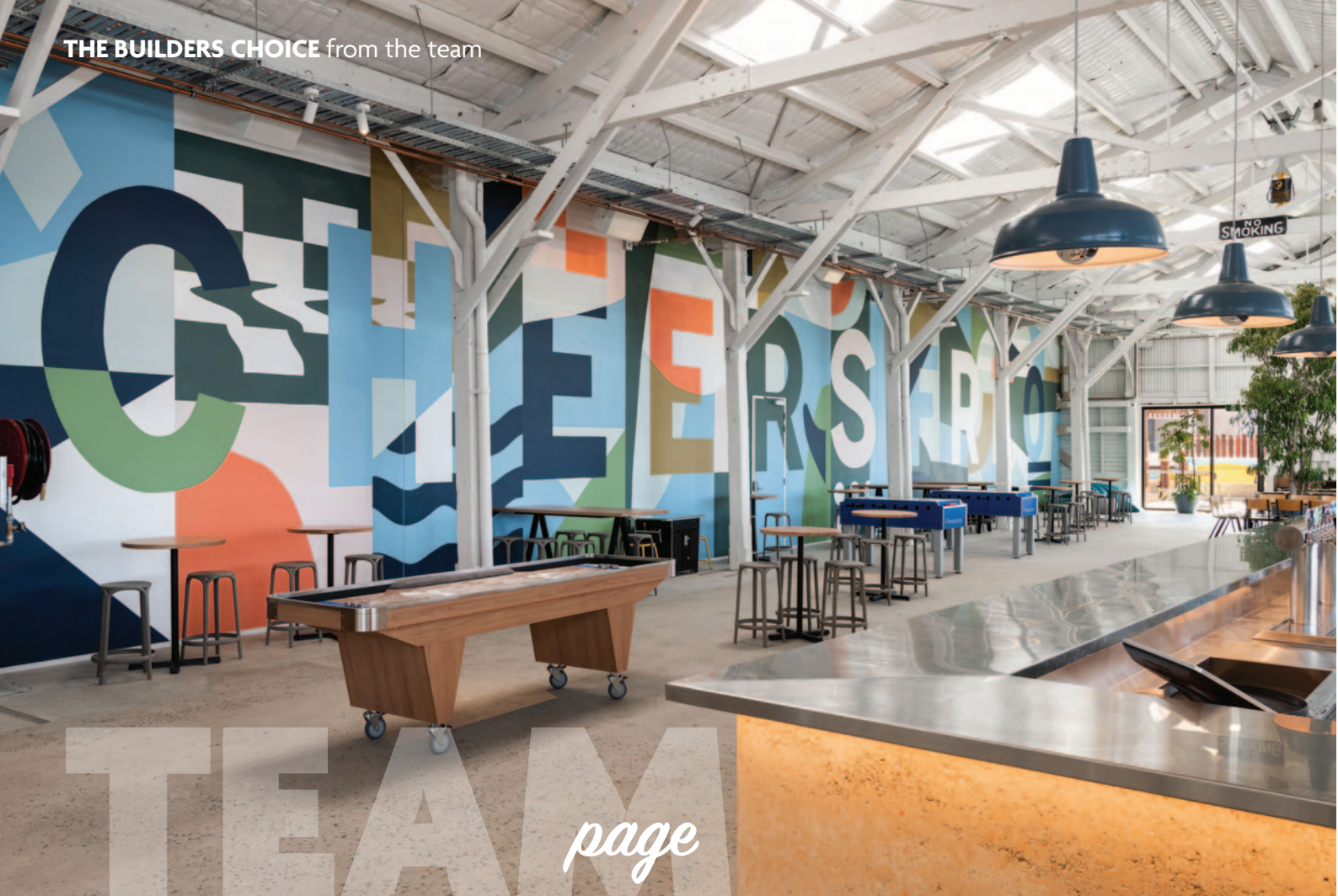
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A **NEW** Month full of Optimism

Two years on from when the world entered a period of unprecedented upheaval, March 2022 seems destined to provide a considerably more positive scenario for the people and businesses of Western Australia.

The eagerly awaited easing of border restrictions is, in a general context, symbolic of WA business enjoying its own broad re-opening – if not quite yet a return to pre-pandemic normality.

In the building industry, specifically, supply delays, a shortage of specialist professionals and diverse other trade difficulties have caused great inconveniences. However, impressively, rarely has this resulted in any significant or prolonged delays to projects, and certainly no diminishment of the high quality of professionalism that is a hallmark of the state's construction, design and architecture DNA.

A DNA that is impregnated into all the superb projects presented in this new issue of *The Builders Choice Magazine*.

On the residential scene, we discover how the City of Melville's bold vision is highlighted in an exciting apartment development that is part of a stunningly sustainable urban hub.

We also view an outstanding example of premium apartment living in the heart of Perth's western suburbs, and see how a Nedlands home was given a new lease of life – with an adept touch of love and attention.

Our showcase community projects this issue include a multi-function centre that both enhances the lives of Eaton residents and respects the area's ecologically sensitive landscapes, and a comprehensive renovation and refurbishment that has transformed an iconic recreation camp for young people in Hillarys.

Commercially, we admire a waterfront project in Fremantle that has converted a heritage-listed goods shed into a state-of-the-art microbrewery, and a flagship multi-storey car park project in the Peel region inspired by Mandurah's natural landscape.



Elsewhere, we relate the inside story of how an experienced building team was able to overcome major challenges in completing a project that now provides Balcatta residents with expanded shopping options.

And finally we enjoy a celebratory drink at a new watering hole in Karrinyup. The perfect opportunity, as well, to raise a toast with all those colleagues and friends – in the building industry and the wider community – who have stoically shared this difficult journey over the past two years and are now moving forward with a renewed sense of optimism.

Peter Leonard
The Builders Choice Team

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design IDEAS



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This extensive RXON XL range of porcelain slabs is ideal for designing luxurious high-impact environments that impress all who enter them. The slabs are available in a range of colours, finishes and effects that can be used for internal and external applications, including wall cladding, kitchen and

vanity benchtops, splashbacks, tables and furniture. The aesthetic detailed effect decorates spaces with natural simplicity, providing extraordinary creative potential.

Concrete XL offers the character and versatility of concrete in functional porcelain, with dense, deep shades

becoming discreet features of the space and giving rooms a strong metropolitan appeal.

Marble XL presents the timeless elegance of marble, with authentic and precious details that enhance its refined, artistic value. This style is ideal for designing luxurious high-impact environments that impress all that enter them.

Metal XL encapsulates the aesthetic power of metal, with bright iridescent reflections conveying the allure of natural oxidation of industrial materials.

Solid XL offers the elegance and simplicity of solid Black and White, and defines areas with a sharp sense of purpose and function.

Stone XL presents the detailed stone effect in porcelain to decorate spaces with natural simplicity. With extraordinary creative potential, the large formats acquire even more earthy, expressive strength.

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Freestanding seat planter – Delta

Quatro Design's sleek glassfibre reinforced concrete (GRC) Delta street furniture range of freestanding seat planters enhances interior fit-outs, shopping centres, food courts and streetscaping projects.

Some Delta seat planters can be customized to include a timber top. The Delta collection has been designed to complement bowls, pots and planters, or to be used as standalone features.

Quatro Design's products are proudly Australian-made certified. Designers and specifiers benefit from sourcing locally designed and manufactured products that comply with stringent quality standards, with shorter lead times compared to imported products. Quatro is committed to continually improving its carbon footprint; various energy saving systems have been implemented at its factory, including designing a water recycling system.

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Security roller door installation for Jaycar

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duty aluminium RS3 model roller doors are electrically operated with key switch operation, and have a UPS battery back-up facility in the event of a power failure. Extra security is provided by the

RS3's double walled extruded aluminium curtain profile.

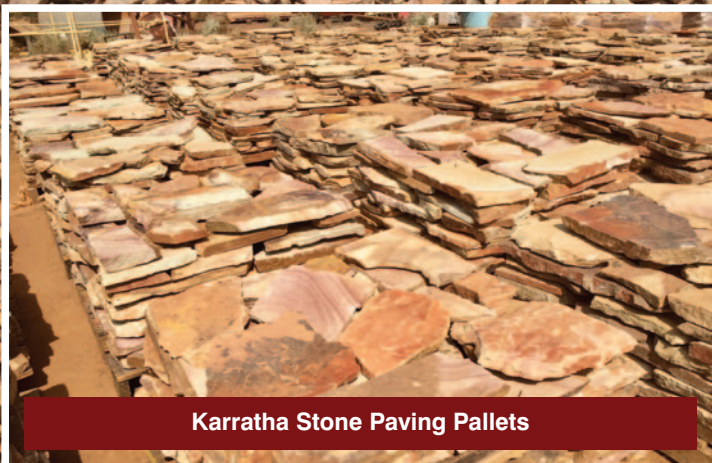
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Liminal exists in a state of transition: both above and below, in the light and the dark, always shifting. It crafts a visual harmony that is texturally rich, sophisticated and luxurious.

Created using sustainably sourced timber, Evove sculptures

are a step beyond cladding or lining; they turn every blank wall into an art installation, while also promoting the principles of biophilic design. Evostyle calls the Evove range Artexture – bridging the worlds of sculpture and interior design.

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Keeping the green in greenfield:

Sustainability to be the focus of industrial development in 2022

In the wake of the 2021 United Nations Climate Change Conference and alongside the federal government's 2050 net zero target, industry leaders are pledging to reduce the Australian construction sector's environmental impact during 2022.

While efforts to tackle climate change will be distributed across many facets of the sector, there will be a strong focus on one rapidly growing area: industrial construction.

Australian owned and operated construction company, Hansen Yuncken, saw a 150% year-on-year increase in industrial workload during 2021 – largely due to COVID's 'online shopping boom' which accelerated the growth of industries like eCommerce and logistics.

This sudden increase in industrial projects creates major opportuni-

ties for the Australian construction sector to evolve to more sustainable and forward-thinking developments, says Hansen Yuncken CEO, Peter Salveson.

"The majority of projects delivered by Hansen Yuncken have been distribution centres, specialised storage warehouses, temperature controlled facilities, manufacturing alongside a number of speculative projects for future tenants," said Mr Salveson.

"COVID has certainly influenced clients to think differently in respect to design and user experience of our facilities. We work collaboratively with developers and clients to adopt innovative

systems and processes to help facilitate industry-wide use of emerging – technologies such as online communication and inspections, design portals and quality management.

"While there hasn't been a dramatic change in the look of these buildings, we have observed a very noticeable shift toward more sustainable work practices and environments. Workplaces are changing to make the workplace a better place to be."

An example of Hansen Yuncken projects placing the spotlight on sustainability is the 17,965m² Frasers Williams-Sonoma Logistics Facility in

NSW, completed in 2021. The project targeted a 5-Star Green Star rating, which is becoming more common for industrial facilities, highlighting the importance of sustainability to the future of the sector.

Hansen Yuncken also partnered with Frasers in Melbourne to deliver the 6-Star Green Star rated facility for Ceva in Truganina. The facility consists of a 30,000m² warehouse for Ceva parts and stock, as well as a feature office. This facility was designed to incorporate solar generation, water reuse and minimisation, energy monitoring and minimisation, interior comfort increased through thermal comfort, efficient commissioning and material selectivity.

Another example includes Queensland's state-of-the-art 25,000m² HFA Heathwood Meat

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Processing Facility, constructed in response to the shift towards online food delivery. The development features Australia's second largest rooftop photovoltaic solar installation, providing approximately 50% of the site's energy requirements.

"The inclusion of solar installation across industrial sites played a huge part in Australia meeting its 2020 Renewable Energy Target, which was to ensure at least 33,000 gigawatt-hours (GWh) of Australia's electricity comes from renewable sources, a year ahead of schedule," explains Mr Salveson.

"The larger end of the two-pronged target required high-

energy users to acquire a certain proportion of energy from renewable sources. Ensuring industrial developments have renewable sources of energy is integral in Australia's move toward a greener future."

Another innovation by Hansen Yuncken to reduce environmental impact includes the onsite waste recycling centre implemented at Victoria's 80,000m² Secon Freight Logistics site. The centre was used by all trades involved in the project to discard various metal bins, timber, plasterboard and general waste.

"Not only did this initiative reduce time and costs for the client, the project saw a significant

reduction in materials sent to landfill and should be viewed as a model for projects of this scale nationwide," said Mr Salveson.

"These projects represent our diversely talented project team and innovative methodologies blended with efficiencies and our focus on supporting key issues including sustainability.

"In addition to protecting our environment, there has also been a strong focus on pandemic-resilient design, particularly among new industrial projects. We have also seen growing demand for the inclusion of provisions and amenities to better promote work/life balance, such as fitness and childcare facilities, cafes and eateries. Creating a 'sense of place'

There is a steady, strong pipeline of industrial projects with facilities ever increasing in size and complexity.

"Over the past five to ten years, large industrial precincts have emerged in the Western suburbs of Sydney due to the proximity of transport networks, both existing and developing. However, looking forward, the location of these facilities are to be located across the outer metropolitan areas of Sydney and Melbourne.

"Even as pandemic restrictions ease, we expect the demand for industrial facilities to continue to rise: people have turned to online shopping, to name one industry as an



for staff has become more important as a result of the pandemic."

Mr Salveson says industrial projects will continue to play a significant role in sustainable development, as they utilise their potential for solar energy generation, rainwater collection and reuse, as well as ensuring minimal energy usage throughout operations.

In terms of sector growth, Mr Salveson said: "We are seeing high demand for projects ranging from 15,000m² to 80,000m².

example, and they aren't turning back. "Our job is to ensure this rise in demand is married with a continued focus on environmentally sustainable practice. Protecting our planet is always front of mind, and we look to deliver that in every project we undertake."

Hansen Yuncken has delivered more than 150 industrial projects worth \$2.6billion and will continue to champion sustainability in this sector. www.hansenyuncken.com.au



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The Perfect Crew Boot

Blundstone Release the #243

A Boot for the Master and the Apprentice

Blundstone's commitment to providing new designs that cater to all crew members has arrived with the launch of the #243 'crew boot'. Whether you're a builder, construction worker, tradie, or work in a warehouse,

the Blundstone #243, is the perfect low-cut boot for the team to step into.

The launch of the #243 coincides perfectly in the lead-up to the back-to-work period, making it a great option for

businesses looking to kit out their crew in durable, comfortable and safe work boots for the new year.

Victorian construction company Evolv Homes was among the first to kit out their crew in this new

style, with an overwhelmingly positive reception from the guys on site: "The new wheat boots fit like a glove, built for the site all day everyday" commented Gav, while David was effusive with praise: "The new wheat boots make long days on-site on the feet a whole lot easier. Comfortable, durable and sturdy"

Made in Blundstone's signature water-resistant wheat nubuck upper - a firm favourite in the #992 - the #243 is a 135mm high safety boot with a padded collar and tongue and plenty of comfort due to Blundstone's exclusive SPS Max comfort system, making it the perfect boot for those on their feet all day.

"Our new #243 is a boot that every member of the crew, from the master to the apprentice, will love. This wheat coloured, water-resistant, low-cut style is packed full of all our mod-cons, with the added bonus of a lightweight TPU outsole. Perfectly timed for the Back to Work period, and available at a

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great price point, the #243 ticks all the boxes for every member of the team," says Adrian Blandford, Global Work & Safety Range Manager.

Blundstone #243 | RRP \$199.

Features include;

- Wheat nubuck upper in a new low-cut design
- Water-resistant upper, zip sided for convenience
- Coolmax—breathable, moisture wicking lining
- TPU outsole resistant to 140°C. The outsole is also slip, oil, acid and organic fat resistant.
- SPS Max—XRD® Technology in the heel and forepart strike zones for increased impact protection
- Removable Comfort Arch

footbed with XRD® Extreme Impact Protection fore part insert provides superior comfort

- Electrical hazard resistant
- Steel toe cap, tested to resist a 200-joule impact

The #243 is available in sizes 5-13 (half sizes 7.5-10.5).

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About Blundstone

Blundstone is the original work boot that you can be confident will protect you because it is fit for purpose. An Australian icon since 1870, the brand is

synonymous with quality design and craftsmanship, supreme comfort, and superior protection. Blundstone is committed to corporate social responsibility, with the Every Step Better program, encapsulating their ongoing commitment to people, product and the planet. Endorsed to ISO:9001, an unwavering commitment to quality has seen them grow into a global business, worn and loved in over 70 countries worldwide, while remaining firmly headquartered in Hobart, Tasmania.

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Key Bathroom Trends In 2022

Bathrooms become more thoughtful and the shower takes centre stage

2022 will be a time of simplicity and naturalness. The focus for the bathroom, more than any other room in the home, will incorporate the key trends of wellness and self-care, with an emphasis on the importance of creating harmony. Choosing less and focusing on more quality items that last and provide comfort above all else will be the priority.

Size does play a part in the design for a bathroom, however, regardless of the space, trends for 2022 dictate functionality and eco-friendly as top of the list. "Green" designs coupled with water-efficient and energy-efficient bathroom fixtures are a must-have. Andy Grigor, Head of Design and Innovation at Methven, explains that while water conservation may be at the forefront of our minds, it doesn't have to mean compromising on the shower experience.

"People tend to associate less water with bad experiences. Our mission at Methven is to change that. We design with the intent to use less but not at the expense of experience. Our shower designs focus on innovation, sustainability and water conservation, and along with leading-edge technology result in a transformative shower experience." Methven offers a number of 4-star shower options, such as The Rua Rail Shower, where the water flow

rate is optimised to be water efficient without compromising the luxurious spray performance.

The Rua features the award-winning Aurajet technology. The design is a standout with hidden nozzles generating individual jets of water that collide against precisely angled surfaces offering a seemingly floating shower head. The result is a stunning fan of luxuriously dense droplets.

The future of bathroom design will be the integration of intuitive products that make life easier and use energy efficiently. "Our lives already have an overload of information and there is a movement to transition from the smart home to the thoughtful home," explains Andy. "We are working on hidden technology that helps meet everyday demands, with products that have intuitive features that use several metrics to predict your needs." An example of this is, your shower automatically setting your preferred temperature and water flow. Intuitive shower technology will keep track of your habits and will automatically power on the thermostat at just the right temperature for you, and on the preferred water flow.

From an interior design perspective, artistic touches give character to bathrooms with the use of modern wallpaper, wall





panelling or warm, moody colours to add personality and harmony to a bathroom. The natural hues of stone and wood dominate. Bathroom spaces, including vanities, walls and ceiling linings are adopting finishes in raw timber, stone and concrete. Sustainable timber is a natural material that brings a sense of warmth and depth to a room, adds texture and movement, bringing nature indoors.

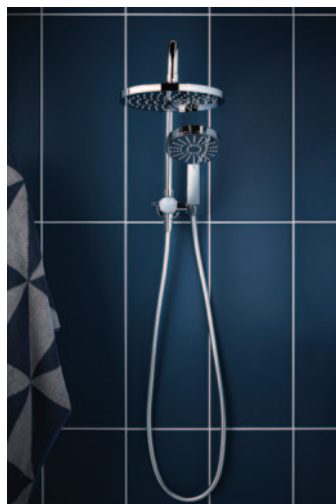
"The connection to nature and earthy raw colours and textures provides a calming yet resort luxe feel to an ultimate bathroom sanctuary," says Andy. Overall bathroom design sees, "a simple pallet with natural materials of stone and wood allowing bathroom fixtures to accentuate the detail and finishing touches. We'll start to see softer forms become more prevalent, but for tapware clean lines and a minimalist touch will enable other features in the bathroom, like the shower design, to become the hero feature."

Methven's Futura MK2 rail shower set against a natural stone is a perfect combination. The Futura collection offers streamlined styling that allows you to combine everyday luxury with water efficiency. "This one function rail shower features Satinjet® Technology with twin-

jets of water colliding to create a full-body shower sensation, whilst also delivering on water efficiency," says Andy.

Variations of the green colour palette are the colours to look out for in 2022. "There is no ignoring the dominance of green which is growing in popularity. There seems to be a renewed zeal for nature and the outdoors, and we see greening in our interiors, bringing the outdoor in," says Andy. Chrome set against darker colours such as Forest Green and dark wood are the ultimate finisher.

Methven products are available from plumbing stores and showrooms nation-wide. For more information, please go to www.methven.com



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A pacesetting waterfront project in Fremantle has transformed a heritage-listed goods shed into a state-of-the-art microbrewery.

Boldly ambitious but meticulously sensitive to the iconic building's historical context, the \$10 million Gage Roads Freo venue extends over 3,600 square metres and has capacity for 1,500 patrons. Its working brewery incorporates a 25-hectolitre kit with 16 tanks that can brew up to one million litres of beer per year, while other amenities include a restaurant, bar and alfresco area with a children's playground.

Noting that the building works had been a highly unique revitalisation project from start to finish, ICS Australia Director Craig Peterson, said, "The A-Shed is an iconic piece of Western Australia's harbourside heritage. Its renewal pays homage to the history of the building and the area, while unlocking its next chapter as a contemporary new waterfront venue which will enhance this historic



and somewhat hidden part of Fremantle. Most people don't realise that the heritage cargo shed is actually positioned half over the harbour waters – it really elevates the concept of a waterfront bar.

"Completing this project in a five-month build time in the face of a somewhat challenging year has been no mean feat for us. The fact that we have had a role in breathing new life into this historic 100-year-old building has been a highlight. Gage Roads at the A-Shed is set to be an iconic new addition to Perth's flourishing microbrewery and hospitality scene."

Built in 1926, the A-Shed is one of the last remaining complete sets of early 20th century port cargo sheds in the world. The building had most recently been used as an office and storage space for the WA Maritime Museum, and its refurbishment is part of the state government's vision to transform Fremantle's historic port-side waterfront, Victoria Quay, into a major tourism and recreation precinct.

Welcoming the project, Premier Mark McGowan said, "Right alongside the existing spectacular WA Maritime Museum, with an incredible harbour vista, this will become a highly-popular destination for both Western Australians and tourists. In a challenging economic period, this is a major demonstration of confidence by a key player in the WA hospitality industry, that will generate jobs in both the construction and operational phases."

Added Ports Minister Alannah McTiernan, "A Shed is one of the most exciting tourism development opportunities in Western Australia, and this project is a tremendous step toward delivering this part of Victoria Quay as a world-class civic hub in a port environment. We are particularly excited that Gage Roads will use this new development to showcase beers and products from regional WA, helping to support our regional food and beverage businesses."



Heritage Preservation and Protection

ICS Australia worked closely with Fremantle Ports, project lead consultant Finespun Architecture and Mata Design Studio on the restoration, which was heavily focused on preserving and protecting the building's heritage.

Local materials were used throughout the build, including two feature bars each constructed from rammed earth and Donnybrook stone (up to 17 metres long), while 100-year-old jarrah from a previous shed and berth repairs was re-used throughout the space – thus ensuring the fitout's integrity. Original features including a selection of eight cargo doors were salvaged and remounted, and the heritage-listed supervisor's ticketing office has been retained and repurposed as a tasting room.

Finespun has extensive experience working with older stock, especially "adaptive re-use", which is considered to be the most

environmentally sustainable form of building practice, as the use of a building's existing fabric results in less demolition waste and reduced requirement for building resources.

As the company notes, "This area of work stems from our love of retaining historical buildings and areas with heritage importance and the strong desire to work on projects which add to the fabric of the community. Our typical approach is in line with the Burra Charter principle of 'doing as much as necessary but as little as possible'."

According to Finespun Director and Principal Architect Patrick Miller, the A Shed was a former industrial-use structure with slow curved walls following the gentle curve of the wharf, large timber sliding doors, and open timber truss roofing on timber columns providing the large open floor plate.

In spite of its venerable history, he says, the condition of the building had been showing clear signs of deterioration, and one



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involved in **The Gage Roads Freo Microbrewery** project by ICS Australia Building Services Group.

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“The A-Shed’s renewal pays homage to the history of the building and the area, while unlocking its next chapter as a contemporary new waterfront venue which will enhance this historic and somewhat hidden part of Fremantle”

of Gage Road’s key objectives with the new project was to ensure its adaptive re-use breathed new life into the structure for future generations.

To that end, he explains, the design foundations were based on a “light touch” including such general rules as embracing the working nature and historic building fabric of the port-based shed structure, avoiding gentrification, and repairing original building components with “like for like” to ensure longevity.

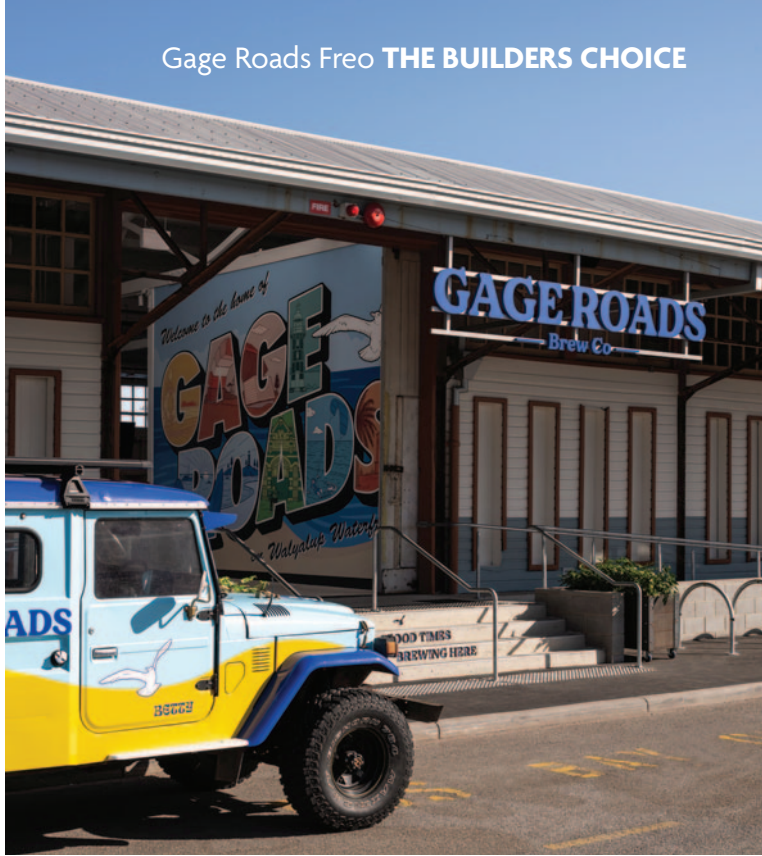
Coastal Lifestyle Hospitality

The interior and alfresco concept was developed based on Gage Roads’ desire to create a spiritual home. “We saw the 100-metre long, 1920s warehouse space as being a literal ‘home’ for Gage Roads,” explains Mata Design Studio Director Paul Lim, “and turned the open area into ‘rooms’ to create different seating options and

experiences for its patrons. A verge/front yard, living room, bar, dining room, games room, backyard and verandah were planned in a beach house-like setting and a style which we saw as an extension of the brand’s coastal lifestyle mantra.”

Key features include a 17-metre long donnybrook slab stone bar, a games room with gaming machines, tiered bleacher-style seating and bean bags, screens with arrival and departure times for carriers cruising by, and the integration of a 2.2-metre diameter wood-fired pizza oven into the kitchen counter and its associated façade.

“An eclectic mix of styles, furniture, details and materials creates an interior with a residential feel that is both considered and fun to appeal to its broad customer base,” says Paul Lim. “Friends, families, date nights and casual catch-ups are all accommodated, and the charm of the port is very apparent when sitting on the verandah and seeing a container ship pull in right in front of you.”



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Aaron Henry



“An eclectic mix of styles, furniture, details and materials creates an interior with a residential feel that is both considered and fun to appeal to its broad customer base”

Fulfilment of a Long-Standing Passion

Gage Roads Brew Co has always had close connections with Fremantle. “I’ve been with Gage Roads since day one,” recalls Chief Operating/Strategy Officer Aaron Heary, “when two brothers and a few mates had an idea and passion to start a truly West Australian brewery. Our name and identity was inspired by the stretch of ocean that separates Rottnest and Freo. It’s a special place to all of us, where we’ve spent countless good times. To now open our spiritual home, which overlooks the stretch of water that inspired it all, is really special.”

Aaron Henry acknowledges that it was an ambitious project to convert an old heritage dockside shed into a fully operational brewery, bar and restaurant. “But we’ve always loved a challenge.

We’ve created a fun, unpretentious venue with fresh beer and epic food that’s all about good times. Gage Roads has been around for more than 15 years, but we’ve never had a place to show people what we’re all about. That’s what’s so exciting about Gage Roads Freo.”

He says he knew the site was perfect for Gage Roads when he first saw it. “Once you come here, you can see the building is half over land and half over water. Both the wharf and the building have this beautiful curve that looks out to the harbour. I remember being down here and seeing a huge sea container ship coming into the port. Everyone nearby was so excited, and these ships were so big, you could almost lean out and touch them. I just felt this site was so Freo, and so Gage Roads. It just had to be the site.”



vast range of formwork and building materials

In a first of its kind transformation, ICS Australia has completed building works on a heritage listed goods shed, the A-Shed, located at Fremantle Ports in Western Australia.

The 100-year-old warehouse was transformed by the state's biggest brewer, Gage Roads, to become their flagship microbrewery and an iconic destination in the city's inner harbour.

Gage Roads Freo opened on January 20th 2022, and operates as a brewery, restaurant and family-friendly venue with capacity for 1,500 patrons. The dockside cargo shed occupies a total land area of more than 3,000sqm and the conversion cost of around \$10 million.



Taking full advantage of the building's heritage features and A Berth frontage to the port, refurbishment was undertaken to plans approved by Fremantle Ports in accordance with its heritage obligations. Fremantle Ports also provided guidance and assistance throughout the planning and build phases.

Industry leader, **Big River Group** was chosen as the proud supplier of a vast range of formwork and building materials. With an operating history of over 110 years, Big River Group has established itself as a diverse manufacturer and distributor of timber and building products and was able to offer a one stop shop solution for the transformation, which included structural repairs to the shed's timber frame and footings.

"We have supplied the project from the beginning of the build right through to the completion of the building phase in late 2021. We were able to supply cost-effective formwork products to the project through our engineered and dimensionally stable, LVL formwork and hardwearing formply Deckply™ and Armourform™" says Alex King Operations Manager at the Big River Group's, Midland Timber and Prefab branch in Bellevue.

Further products that were supplied to assist in creating the durable skeleton of the redeveloped A Shed include Big River's structural plywood products, Laminex Trade Essentials particleboard flooring, LVL13 structural beams, both BGC and CSR Fibre Cement products as well as internal pine framing solutions.

To assist in maintaining the original integrity of the 100-year-old structure, Big River Group locally sourced Jarrah Bushpoles which were supplied along with external pine framing and Glulam beams. To further support the waterfront aesthetic, James Hardie Linea 180mm Fibre Cement Weatherboards were supplied by the building solutions expert.

Big River's reputation is built on quality, reliability and diligent customer service, tailored to suit each projects' requirements. Offering a national distribution network, Big River owns and manages sales and distribution outlets throughout Australia and New Zealand providing customers with the security of a full support network, and technical expertise at every stage of the building project.



“This area of work stems from our love of retaining historical buildings and areas with heritage importance and the strong desire to work on projects which add to the fabric of the community”

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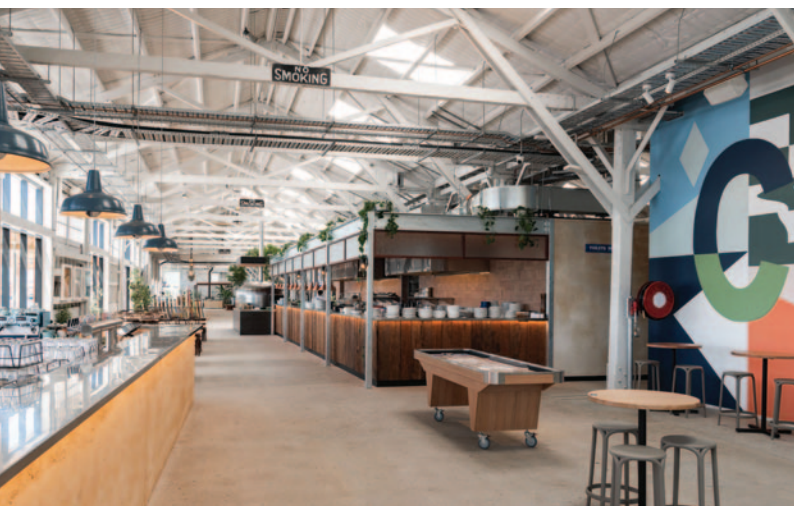
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Training subsidies and employer grants to upskill WA's workforce

Funding to be future-ready: see how CTF's employer grants and training subsidies help develop tomorrow's construction workforce

It's no secret that construction in all sectors is in hot demand across WA, with few signs of slowing down. In fact, the industry is expected to grow by 3.6% by 2025.

In August 2021 more than 120,000 West Australians were employed in the building and construction industry*.

But the recent skills shortages, supply delays and continuing challenges of COVID-19 are putting pressure on our industry.

How can we ensure our industry is prepared and resilient to these challenges we continue to face? By building a skilled and sustainable workforce.



That's what Construction Training Fund (CTF) is designed to do, by providing funding and support to ensure WA has a skilled workforce that is future-ready.

Upskilling WA's construction workforce with subsidised training
Putting the destabilising influence of COVID-19 to one side, the biggest challenge currently facing the industry right now is an increasing skill shortage.

"Alleviating this challenge is one of CTF's primary missions. We do this by subsidising training courses and offering employer grants to reduce the cost of training apprentices and trainees," says CEO of CTF, Tiffany Allen.

"We're also future-proofing the needs of the industry through our established partnerships with the sector, so we are aware and can respond to industry needs as they change."

Through CTF's Supplementary Skills program, WA's construction workers can upskill in areas they may not have previously thought about, with many courses available in short formats. CTF subsidises up to 80% of the course costs in the following categories:

THE TEAM



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www.ctf.wa.gov.au



- **Construction skills** – training required for construction work performed onsite.
- **Industry skills** – training required for skills that relate to a business directly involved with the construction industry, e.g. building codes.
- **Software skills** – training required for skills that relate to a business directly involved with the construction industry, e.g. MYOB, BIMS.
- **Occupational health and safety**
- **Occupational licensing**

There is no limit on the number of times you can claim the CTF Supplementary Skills rebates, however there is eligibility criteria. For example, you must prove you are working, or have recently worked, in the industry.

“We want the industry to know more about the subsidies we offer,” Tiffany explains, “because we want make sure WA continues to have a safe, skilled and sustainable construction workforce.”

Supporting WA's apprentices and trainees

Upskilling employees is only part of the picture.

Developing the skills of tomorrow's workforce - apprentices and trainees - is also essential.

Our industry employs 36% of WA's apprentices and trainees. So it's vital with the skills shortage that we recruit from all walks of life to ensure a good flow of skills for the sector.

However, the extra wage costs for hiring mature-age apprentices and trainees can be a deterrent, especially for small contractors.

To overcome this, CTF offers employer grants to reduce the cost of employing and training new starters, including those of mature age.

If a new apprentice is 21 years of age or over at commencement, the employer can claim an additional \$2,000.




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“With the COVID-19 pandemic causing many West Australians to re-consider their career pathways, this grant provides mature-age workers the opportunity to bring their skills and experience into a new role to the industry,” says Tiffany.

CTF offers additional funding to regional construction businesses who employ apprentices and/or trainees, and who face challenges in attracting and retaining skilled workers.

“We want to encourage construction skill development in regional areas,” says Tiffany, “so it’s about being flexible and providing financial support to help make this happen.” The mature-age and regional supplements are part of the CTF grant structure and in addition to Federal apprenticeship grants.

Developing a more inclusive industry

Historically, women have only represented a small percentage of the construction workforce. But this is changing. More than ever, we are seeing an increasingly diverse demographic enter the construction sector.

“With the recent shortage of skills in WA, it is encouraging to see the growing number of females and people from culturally diverse backgrounds enter the industry,” says Tiffany.

“And CTF is here to support them as they start a career in an exciting and rewarding sector that welcomes their talent and enthusiasm for the industry.”

To this end, there are additional CTF incentives available for employing female and/or indigenous apprentices or trainees:

- Employment of females - the employer may be eligible to claim an additional supplement of up to \$2,000.
- Employment of Indigenous peoples - the employer may be eligible to claim an additional supplement of 30% of the base rate of the grant.

This additional funding is just one of the ways CTF aims to reduce their barriers to employment and encourage a more diverse and inclusive construction workforce.

Funding for disaster recovery and rebuild

Skills shortages and COVID-19 aren’t the only major curveballs thrown our way in recent times. In 2021, our community faced new challenges due to the Wooroloo bushfires and Cyclone Seroja – the latter being one of the largest natural disaster recovery missions in WA.

To rebuild the communities devastated by these emergencies, CTF announced a Disaster Recovery Training Grant in November last year, to support those who are involved in the rebuild efforts.

This two-year, \$3.5 million program provides extra CTF support for regional employers, apprentices and trainees, plus an additional incentive for local employers based in the affected areas.

“Attracting a workforce for the recovery efforts is a challenge due to market conditions,” explains Tiffany.

“So, the Disaster Recovery Grant financially assists those who are part of the rebuild process helping affected communities get back on track as quickly as possible.”

WA’s construction industry has undoubtedly faced new challenges over the last couple of years. But through the targeted industry incentives offered by CTF to support the training of employees, we believe we can set our industry up for sustainable growth and make the most of the current market conditions.

If you would like to know more about the CTF training subsidies and grants available to you, please visit www.ctf.wa.gov.au

**Source: ABS Construction workforce*



Part of a disaster rebuild process?

You could be eligible for extra funding.

Construction Training Fund (CTF) has introduced a Disaster Recovery Construction Training Grant, designed to support communities affected by the Wooroloo bushfires and Cyclone Seroja.

The \$3.5m investment over two years provides extra CTF support to employers, apprentices and trainees who are involved in the re-building process.

To find out about grants of up to \$6,000, visit ctf.wa.gov.au/disaster-recovery-grant

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Natural Inspiration

Mandurah Station

Multi-Storey Car Park Project Celebrates Local Identity

Mandurah's stunning natural landscape provided the inspiration for a flagship car park project in the Peel region. Local artists were commissioned to capture the city's identity and celebrate local flora and fauna, incorporating colossal black cockatoos, massive mulloways and towering tuart leaves in a public art piece that creates a beguiling visual impact.

THE TEAM



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Officially opened in November 2021, Metronet's first multi-storey car park has increased the train station's parking capacity to 1,886 bays while also improving public transport access for commuters.

Built by PS Structures over three levels (ground plus two storeys, including an open-air top-deck), it was developed to meet burgeoning passenger needs and to encourage more people to use public transport. Before the project started, the previous car park typically reached 90 per cent capacity by around 9am on weekdays.

Jointly funded by the state and federal governments, the new car park now includes SmartParker machines, provision for future electric car charging stations, and a diverse range of security and safety measures.

Inspiring Public Art Initiative

The artwork is the collaborative brainchild of artist Ian Mutch and emerging Bindjareb Noongar artist Corey Ugle. Corey provided insight into native species in the Mandurah area and hand-sketched images of the flora and fauna; while Ian added digitised sketches that were transformed into giant metal fabricated pieces gracing the car park's exterior. Illustrations of each species also feature in the car park's interior, as wayfinding signage for car park patrons.





“The project incorporates clear and intuitive way-finding, and achieves an amenable internal environment through good use of natural light, space and colour to enhance legibility and amenity”

One of Ian's key objectives was to connect people, land and culture through a shared public space. “Public art can add feeling and story to a location,” he notes, “and if people are discussing the artwork this can be a great catalyst for bringing the community together.”

For Corey, the large-scale project provided an excellent opportunity to express and share Noongar culture and voice. “Seeing Noongar art on display,” he says, “can bring happiness to the community to see something of their own, and make people feel more comfortable.”

Enhancing the User Experience

One of PS Structures' key objectives was to respond sensitively and intelligently to the car park's existing context and deliver a high-quality patrons' experience in its vicinity. The company was also committed to making sure entrances were well-scaled, welcoming and clearly distinguished, and to ensuring a robust build quality and minimal maintenance.

To that end, safe, legible and direct walking routes for pedestrians were incorporated between the new car park facility and the entrance to the station, and the project included design elements aimed at protecting and screening adjacent and neighbouring premises from excessive noise levels and car lights.

Each storey comprises a floor area of approximately 13,300 square metres, and the configuration of all three levels is almost identical – with six open stairways spread over the building façade and two lifts at the south-east corner. The main difference is that on the ground floor there are bays for motorcycles, electric charge vehicles and ACROD. Apart from open stairways, the three levels are also connected via an external ramp.

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“One of PS Structures’ key objectives was to respond sensitively and intelligently to the car park’s existing context, and deliver a high-quality patrons’ experience”

The second floor, which is the uppermost level (apart from six stair shafts and a lift lobby), is totally uncovered and open to the atmosphere.

The site is bounded by the bus depot to the north, its access road to the east, Galgoyl Road to the west, and the existing car park entry road on the south aligning with Quendamia Lane.

The main challenges, says PS Structures, included compliance with PTA requirements, carrying out an extensive geotechnical investigation of the ground condition and rock excavation, and interfacing with the existing train station.

The project also faced other challenges deriving from the current industry situation, including the availability of specialist trades (in particular form workers), a shortage of materials and ongoing price

increases, as well as a lengthy process for the final waterproofing application process.

The builders were also committed to liaising closely with the local community in relation to the indigenous involvement in the aforementioned artwork.

And the key successes? Early concrete pours, the design and quality checklist fully implemented, good communication and close programming and monitoring of construction activities on and off site.

Local suppliers and subcontractors were used when available, sustainability commitments included the use of recycled road base and existing car park lights and poles for a temporary car park, and the project incorporated the standard practice of promoting recycling of all building waste.



Harley Dykstra, a multidisciplinary land development consultancy comprising of surveyors, town planners and project managers, prepared the development application for this project and secured a prompt approval from the Joint Development Assessment Panel.

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Engineering and Transport Planning Services

Urbii provided traffic engineering and transport planning services for this project. The car park line marking features a delineated walking path which was designed by Urbii to help people walk from their cars to the train station in a safe and efficient manner.

Intuitive Internal Environment

Paul Van Niekerk of T & Z Architects describes the new Mandurah Station Multi-Storey Car Park as a contemporary design comprising resilient, durable, vandal and damage-resistant materials and finishes. "It incorporates clear and intuitive way-finding, and achieves an amenable internal environment through good use of natural light, space and colour to enhance legibility and amenity."

Light and airy, the design provides excellent cross ventilation, while visually permeable materials are used wherever practical to boost the

effectiveness of security and CCTV cameras, and to facilitate clear views of the main car park entry/exit points. In addition, efficient vehicle access and circulation systems have been created to enhance user access, safety and surveillance, and ease of use.

T & Z Architects paid especially careful attention to the new car park's current and historical contexts when developing the massing and form, frontage to streetscapes and incorporation of way-finding measures. "The form steps in and out around existing trees," notes Paul Van Niekerk, "and is augmented by landscaping, existing and new. The design of the exterior façade incorporates public art which reflects the local flora and fauna and a strong range of blue colours in a wave-like theme which 'floats' above the ground."

In conclusion, as a significant new modern landmark in the area, the Mandurah Station Multi-Storey Car Park nests comfortably with the existing train station and freeway.

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Eaton Club Reborn

Shire, builder proud to support
local trades, industry

It takes a community to build for its own. The Shire of Dardanup has come together to provide its Eaton residents with a new multi-function centre that not only enhances their lives, but also ticks a lot of other boxes dear to the hearts of most citizens: support for local business and industry, environmental sustainability and respect for ecologically sensitive landscapes.

THE TEAM



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The Eaton Bowling & Social Club and Senior Citizens Building is a new, purpose-built complex designed to enhance the lives of residents and senior citizens who love to play bowls, socialise and gather for functions.

The complex replaces the outdated 50-year-old Pratt Road facility that had long been too small for the growing numbers using it. It is also a triumphant example of the Shire's focus on employing local contractors for local projects.

Built by BGC Construction, the Eaton Bowling & Social Club and Senior Citizens Building was designed by the Hargreaves Design Group. The facility is owned by the Shire of Dardanup, whose Wood Encouragement Policy – promoting timber as the first consideration for building projects and developments – grows out of the region's sustainable forestry legacy while at the same time supporting the South West region's strong timber industry.

"BGC construction has a very strong local base and this was an important consideration when awarding the contract," says Council project engineer James Reilly. "BGC used local subcontractors, which was encouraged and supported by the Shire of Dardanup."

A shining model of the Shire's Wood Encouragement Policy, the centre features a primary structure of all-timber as well as exposed





interior timber features that together superbly showcase the products of Dardanup-based timber processor Wespine and Perth company Wesbeam.

Regional manager for BCG Construction, Ross Marshall, says the company was pleased to employ local contractors and use locally-sourced sustainable timber.

“It is our preference to work this way,” Mr Marshall says. “Over the course of project, about 200 people worked on the site. Of these, 80 per cent were local, with the balance out of metropolitan Perth.

“We also honoured the timber-first policy. The primary structure is timber and we incorporated exposed timber wherever we could to showcase the policy.”

It is a policy local Dardanup timber processor Wespine is proud to support now and into the future, according to managing director Patrick Warrand.

“Plantation pine is a renewable and sustainable material that stores carbon for the lifetime of the building,” he says.

“Wespine was pleased to be able to supply the structural timber used in the construction of this functional and eye-catching building.”

The rich timber heritage of the centre is particularly evident in the main open areas. The massive glulam beams are fully exposed, as is much of the plywood bracing. The exterior features timber columns which contrast handsomely with the light-hued neutral palette.



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“We incorporated exposed timber wherever we could to showcase the timber-first policy”

The building sits modestly in the landscape, the crisp, clean lines of its Pratt Road frontage giving few hints to the soaring interiors, gracefully angled rear façade and wide, shady verandas.

The design of the centre was principally informed by the site and its surrounds as well as the Shire’s Wood Encouragement Policy, according to the Hargreaves Design Group’s Bunbury officer manager and building designer, Matthew Fenwick.

As well as the primary structure, specifically the large roof structure and associated supports, substantial portions of the finishes and trims are also constructed of timber.

“These provide an aesthetic connection to the timber structure,” Mr Fenwick says. “With the primary function of the building being a bowling club, we wished to utilise the position of the building so that

both bowling greens could be viewed by members within the building. “This, as well as the close proximity to the Collie River, provided a wonderful opportunity for an outdoor space to increase the building’s amenity.

A modern roof shape with sharp angles and interesting wrapping elements formed a part of the design to bring the site into the modern age. The main roofline pitches down towards the Collie River and Pratt Road to ensure minimal building bulk along the primary view and streetscape.

“Hargreaves Design Group is proud to be a part of the team which assisted in delivering a classy centre for use by the local community,” Mr Fenwick says. “Working with a professional team which communicated clearly was integral in meeting the brief.”

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“Community feedback has been positive – the new building provides a great hub for activities”

“We wished to utilise the position of the building so that both bowling greens could be viewed by members within the building”

The project was not without its challenges for the building team, including the demolition of the existing centre as well as the requirement to provide temporary accommodation for club patrons. In addition, the site was close to an environmentally sensitive wetland with strong significance for the region's Indigenous population.

These challenges were overcome with the support of the Shire of Dardanup which consulted closely with the South West Aboriginal Land and Sea Council. Cultural monitors were

employed to ensure the place's values were protected during the works. “We respected the significance of the area,” Mr Marshall says. “BGC Construction also set up bunding around the wetland to ensure there was no erosion during the process. It went well and was well communicated by the team.”

The builder accommodated the club's members in a satellite village comprised of transportable buildings, most of which have now been relocated from the site.

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“Working with a professional team which communicated clearly was integral to meeting the brief”

“This posed a logistical challenge, as we had to keep intact the communications and security,” Mr Marshall says. “We also had to keep the TAB active, as it is a major source of income for the club.”

He says additional challenges centred on the different timber engineering methodologies used in the construction – engineered trusses and glulam beams as well as natural timber – as, over time, different timbers can react differently to environmental influences.

“We don’t get the opportunity to build all-timber construction projects very often. It was a great project and we are very pleased with the overall outcome and experience.

“Community feedback has been positive – the new building provides a great hub for activities. “We delivered a really good value for money proposition. The Shire was very engaged and very helpful and certainly contributed to a successful project outcome.”



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Developed by Edge Visionary Living, built by PACT Construction and architecturally designed by Hillam Architects, residents of Eden East officially received the keys to their new stunning abodes late last year and they have never looked back.

The project was constructed in two stages with Eden West completed in April 2021 and Eden East completed in November 2021.

A location like no other

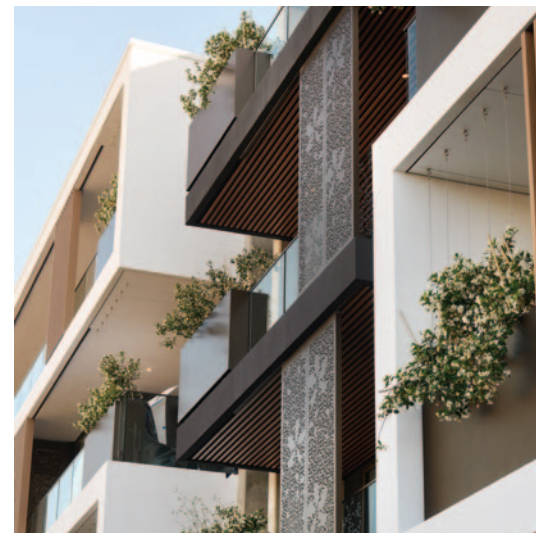
According to Edge Visionary Living Managing Director Gavin Hawkins there was a large appetite for this type of development.

"Eden East caters for local downsizers seeking a more premium offering that replicates the lifestyle granted by their larger homes in the western suburbs," he said.

"It also has widespread appeal for more aspirational buyers who have the options of a range of apartment floor plans, yet still benefit from the premium location and the shared world-class amenities at nearby Eden West."

The Eden East site is spread out over 4000sqm and offers a total of 62 apartments as well as several two-storey residences over four floors.

Located on the ground once used for the 1962 British Empire and Commonwealth Games, residents benefit from direct access to both Perry Lakes and Bold Park, while also being just three kilometres from



the beach and seven kilometres from the city. Mr Hawkins said the finished development is a credit to the local area, which has traditionally only been accessible to individual residences.

“We focus on delivering developments that are unique and that deliver an exceptional outcome in terms of the desired lifestyles of our clients,” he said.

“In Eden East we worked extremely hard on creating an aesthetically pleasing design and highly functional product that offers our clients everything that they desire both within the building and the local community.”

Delivered ahead of time, despite challenges

Eden East was built from the ground up by PACT Construction, a Western Australian owned and operated commercial construction company. PACT started work on Eden East in August 2020 and received practical completion in November 2021.

The project was completed a total of five weeks ahead of schedule, despite the team experiencing significant set backs.

PACT Construction General Manager Jason Thomson said his team was resilient in their approach and felt proud to deliver a high-quality project ahead of time.



Sorrento Glass's participation in the Eden East Apartments involved the supply and installation of bespoke architecturally designed glass balustrades to the balconies and internal staircases. These high quality balustrades are prominent on the external views of the building and help to provide the distinct and luxurious look of these apartments.

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“Perth experienced the wettest July in 26 years and October was also the wettest on record,” he said.

“This coupled with the unprecedented shortage of trades and materials due to the COVID-19 pandemic affecting our industry meant our team had to be agile, flexible and solution-focused in their approach.”

Many of the developments high-end materials such as the natural stone from Turkey and plated material from China were also difficult to source due to widespread supply chain disruptions but the team at PACT Construction overcame every hurdle thrown at them.

“We are proud of the detail and high quality finish of the entire building,” Mr Thomson said.

“The foyer area with the timber-lined ceilings and exposed concrete walls are a nice highlight as you enter through the northern and western lobbies.

“Both lifestyle areas are real highlights that bring the building together with the barbecue entertaining areas and the large amount of vegetation which is only going to get better with time making it a real life garden of Eden.”

Luxury at every angle

The team at Edge Visionary Living worked hand in hand with award-winning architecture company Hillam Architects to bring their vision of Eden East to life.

With exquisite attention to detail and only the best fittings and fixtures, the team at Hillam Architects has delivered on their promise of creating unrivalled luxury in apartment living.

Hillam Architects Principal David Hillam said the size of the apartments sets Eden East apart from the competition with seamless indoor outdoor living, while the use of high-end



appliances such as Gaggenau, engineered timber veneer cabinetry, stone benchtops and bespoke lighting gives this development that extra sparkle.

A nurturing community

The communal amenities at Eden West are second to none and are shared by residents of Eden East.

They include a 25-metre heated pool, spa and sauna, yoga studio, a gymnasium, an urban orchard, a wine cellar and tasting room, book retreat and a theatre.

Residents can also unwind with family and friends on the sunset terrace or at the multiple barbecue and alfresco dining spaces and exclusive residents lounge areas.

Hillam Architects Principal David Hillam said the inspiration for the design came from the sites rich history.

“Off form vertical concrete framing elements break the length of each elevation and frame apartments and balconies in a manner, which related to elements found in the original grandstand building,” he said.

“The façade is broken up by a series of vertical elements in a darker accent colour and concrete that announce key locations while the custom design sliding screens articulate the façade and give solar protection to outdoor spaces.”

Award winning development

The stunning Eden West development was recognised at the UDIA WA 2021 Awards for Excellence, winning the High Density Development Award and the highly coveted Russel Perry Award for Urban Development Excellence.

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Two-storey Gin Bar & Restaurant

Karrinyup officially has a new watering hole and it simply has to be seen to be believed. Overlooking the newly refurbished Karrinyup Shopping Centre, this two-storey gin bar and restaurant has something for everyone.

Dubbed “Dandelion Bar”, the venue was built by registered builder ICS Australia Building Services Group and was designed by architecture firm MJA Studios in conjunction with bar owner John Parker.

THE TEAM

ICS AUSTRALIA
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ICS Australia Building Services Group Senior Project Manager Anthony Tilbury said Dandelion Bar appeals to a wide audience who are looking for a nice, relaxed atmosphere, good quality food and a wide variety of drinks, especially a nip or two of the local gin which is brewed onsite.

“The kitchen offers an Asian fusion style menu with a wood fire grill and pizza oven,” he said.

“The ground floor bar has an open area with a gin-still and halo lighting while the outdoor area has an operable roof that can be opened on nice summer days.

“There is also a undercover alfresco area with a fireplace for the colder winter months.”

Upstairs offers patrons yet another dining experience with a great balcony area overlooking Karrinyup Shopping Centre.

Unique from every angle

The project first began in August 2021 and despite several challenges thrown in thanks to the COVID-19 pandemic, the bar reached full completion and was ready to throw open its doors to the public in February 2022.



A dedicated team of about 10 staff from ICS Australia Building Services Group worked collaboratively together with the team at MJA Studios to produce a state-of-the-art bar and restaurant which is guaranteed to be a highlight for hundreds of patrons in the years to come.

Senior Project Manager Anthony Tilbury said the venue has plenty of unique highlights splashed across the spacious 669sqm floor plan.

"The bar is made of stone benchtops with tiles and brickwork to the front of each of the bars," he said.

"The ceilings are a mix of acoustic panels and a feature perforated metal ceiling while the flooring is tiled throughout with

brick slips and large 700x700 tiles." Another highlight is the extensive use of lighting throughout the establishment, including striking pendant lights and feature LED strips which have been used in the bar and amenities areas.

Mr Tilbury said Dandelion Bar offers patrons the ideal experience whether they are looking to dine in for a long lunch or stop by for a quiet drink after a long day of work.

"There is a brewery nearby but there is nothing else like Dandelion Bar," he said.

"The relaxed atmosphere and unique interior offers something very different."



Delivering amazing projects across every industry

Renowned for their vast experience and success in hospitality construction, this project really was a walk in the park for the crew at ICS Australia Building Services Group.

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The team focuses on building relationships with clients, providing high quality and good service and always aims to provide clients with a great customer experience through every aspect of the business.

ICS Australia has recently completed a number of projects across Perth including an extensive refurbishment of Busselton Central Shopping Centre, the East Fremantle Town Hall refurbishment and upgrades to the bathrooms of the Commonwealth Law Courts, as well as fit outs to the Quarter Acre Tavern and the Jetty Bar.



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Early to Late Shopping Convenience

7-Eleven Chain opens new store at Northlands Shopping Centre

Balcatta residents can now enjoy expanded shopping options with the recent opening of an extended hours convenience store at the suburb's Northlands Shopping Centre.

Completed by highly experienced builder Customised Projects, the 7-Eleven complex at Northlands Balcatta boasts a service

station and adjacent bottle shop as well as the chain's signature early-morning until late-night convenience store.

Built to a tight deadline for client Primewest (Northlands) Pty Ltd, the 7-Eleven opened its doors on 12 November 2021 after a construction period that commenced in early May.

The building phase included the erection of two buildings of concrete tilt-up construction, limestone retaining walls and limestone access stairs, as well as fall protection barriers to ensure public safety. The work also included the resurfacing of the existing Coles' car park and the forecourt of the fuel station.

The pre-Christmas deadline was successfully achieved, despite a number of construction and site challenges. According Customised Projects' contract administrator Carl Hornsby, the principal challenges were a non-compliant civil design together with outstanding Western Power clearances, which had not yet been granted when the company moved onto the site.

"When we took possession of the site, we found the Western Power lines running along both Main Street and Amelia Street had been moved during recent works," Mr Hornsby says.

"This was after the design stage, but before the contract works

THE TEAM

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Northlands Shopping Centre **THE BUILDERS CHOICE**

commenced, and it had quite a dramatic impact moving forward. “These challenges were overcome through regular communication and meetings on site to ensure all issues were dealt with in a timely manner.”

Customised Projects employed a consultant approved by Western Power to complete a site-specific safety plan to manage the risk. The plan, which was implemented immediately, included the completion of a high risk assessment and the installation of high visibility “tiger tails” along the affected sections to act as a visual warning.

“All the trades’ Safe Work Method Statements were reviewed and updated in a collaborative manner to explain the risks and to implement safety protocols,” Mr Hornsby says. “The Western Power-approved consultant then supervised the works.”

The construction phase involved constant vigilance to ensure safety standards and protocols were adhered to at all times.

The erection of the concrete panels, which formed the western boundary walls, required the building team to employ a top lift approach in order to position them safely. Extreme care was taken to ensure a safe distance was maintained from the cables.

A Traffic Management Plan was also implemented to ensure both the road and the footpath were closed off for the safety of the public and the vehicular traffic.

Further works included the installation of an interface sewer pump connecting the new buildings to the existing Northlands Shopping Centre. This phase required the closure of sections of the car park and pedestrian walkways to ensure public safety.

“Working closely with the Primewest management team, this was completed in a safe and timely manner with little inconvenience to both the public and the Northlands Shopping Centre,” he says.

“The fully-designed approach presented by the client ensured all details and specifications were fully documented. This helped with a smooth building process from start to finish.”

Mr Hornsby attributes the successful completion of the construction well ahead of the Christmas deadline to the close working relationship that existed between all stakeholders.

“Using our highly trained staff, we were able to put an emphasis on the quality of work performed by all trades through regular consultations and to ensure works were inspected and the best materials used,” he says.



“Challenges were overcome through regular communication and meetings on site to ensure all issues were dealt with in a timely manner”

“All of this was undertaken while maintaining a weekly program schedule that we monitored closely, with defect issues being largely eliminated through our vast experience and knowledge.”

Approximately 80 different companies were employed during the construction process. These were drawn from a pool of experienced trade service providers with whom Customised Projects has developed strong professional alliances over the years.

“Our trusted trade service providers are an extension of the Customised Projects team and share our values and commitment to quality workmanship and efficient build times,” he says.

“After a difficult start that required DA amendments and added construction controls, the project team, including Customised Projects, created a collaborative environment which allowed the project to succeed – and to be completed in a timely manner.



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“Our trusted trade service providers ...share our values and commitment to quality workmanship and efficient build times”

“A collaborative team approach is the backbone of our construction success.”

Founded in the United States in the late 1920s, the 7-Eleven chain store phenomenon came to Australia in 1977 when the first premises opened in Melbourne.

Today, 7-Eleven is one of Australia's largest private companies, with more than 700 stores located in neighbourhoods throughout

Victoria, New South Wales, the Australian Capital Territory, Queensland and Western Australia, where the first outlet was established in Fremantle in 1914.

Approximately 8,800 people work under the 7-Eleven brand in Australia, either directly with 7-Eleven or for more than 450 franchised stores operating as small family-owned businesses.



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“The project is the first development that incorporates the local council’s strategic vision for the precinct”

A new and exciting precinct is taking shape in Ardross – and a very singular apartment development is in the vanguard of a city council plan to enhance the way people live, work, socialise and interact with their surroundings.

Matheson on Kearns is at the leading edge of the City of Melville’s bold new vision for the revitalisation of a zone straddling Canning Highway and centred on Riseley Street and its environs.

The council’s vision, expressed in its Riseley Activity Centre Structure Plan, is set to create a beautiful and sustainable urban hub, blending high quality living, working and shopping options while enhancing public spaces and the ways people experience nature.

One of the central tenets of the plan is the redesigning of Kearns Crescent – and that’s where Matheson on Kearns takes centre stage as the first new apartment complex in the street to showcase the strategy.

Set picturesquely on an angle of the crescent, which loops from Canning Highway to intersect Riseley Street with its chic retail and gourmet dining pleasures, Matheson on Kearns represents a stimulating new way of living and connecting with one of Perth’s most vibrant suburbs.

The complex was developed by Megara Property, with the concept design provided by Maine Architecture and the final design by Matthews and Scavalli Architects. Construction was by Thomas Building on a site purchased four years ago by Megara.

“The project is the first development that incorporates the local council’s strategic vision for the precinct,” says Megara Property director, Jamie Clarke.

“Being the first project of this size on the street, it was important to ensure the design was respectful of the area and the neighbourhood.”

With its striking, angled façade, crisp clean lines and soaring public spaces, Matheson on Kearns was completed in December and is already a signature local landmark as a window to the future of apartment dwelling.

The design by Maine Architecture’s Kris Mainstone takes advantage of – and uniquely resolves – the challenges of the wedge-shaped urban site.

The constraints of the low, wide block were overcome by introducing elegant vertical elements into the building’s design. The resulting deep cleft-like breaks in the façade create separation, while also providing light and ventilation to secondary bedrooms and the jacaranda-themed public spaces.

“The different facade sections are further differentiated through the use of alternating heavy and light forms, materiality and articulation,” Mr Mainstone says.

“Finally, integrated artwork, screening, louvers and metallic cladding tie the varying elements together into a united whole.”

Structurally, the building consists of an AFS core, together with AFS blade walls and lightweight infill stud walls. Both 150mm and 200mm precast panels were installed on the north and south boundary walls from the ground up to the fifth level.

In a first for Western Australia, says Thomas Building’s contract administrator Phil Knight, post-tensioned piles were installed on site.



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Acknowledging the dangers of working at heights, Safemaster once again worked together with Thomas Building to design, supply and install roof access and fall protection systems for Matheson on Kearns Apartments, Ardross.

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“Following the installation of the piles and the pouring of the capping beam, the piles were stressed and locked in their final position,” Mr Knight says. “No bulk excavation was permitted until the stressing process had been successfully completed.”

Vertically, the building is layered into clear strata. The ground floor is open, designed to maximise interaction with the public and improve the street amenity. Here, feature cladding, bifold doors and landscaping combine to create spaces that attract people, activity and life.

The middle layer consists of high-end apartments with views towards the river. The upper floors are set back to diminish the impact on the street, while also providing large roof terraces with stunning views over the river and the city – and even to the ocean.

The two and three-bedroom luxury apartments are finished to an impeccable standard, featuring high ceilings and full-height glazing to maximise the spectacular views and the sense of space and light. High quality amenities, expansive interiors and exterior living zones, generous storage and excellent security all make for a high living standard.

The architect achieved a further coup with the design, incorporating a seventh floor in the development despite the planning limit of six storeys.

“The proposed development sought to achieve an extra level through the support of the Design Advisory Panel and Joint Development Assessment Panel,” Mr Mainstone says. “This support was achieved through the use of quality design, strategic massing and environmental principles.

“The final design was positively received by the City of Melville while also resulting in an extra floor. The result was applauded as a good example of developers and councils working together.”

During the construction phase, Thomas Building completed a total of 53 separate concrete pours, utilising both mobile and static concrete pumps.

The council’s traffic management requirements meant that both partial and full road closures were necessary for the delivery and collection of the piling rig, as well as all the concrete pours and for the erection and dismantling of the tower crane.

“The piling rig had to be delivered on a 100-foot trailer and, due to the tight radius from Canning Highway on to Kearns Crescent, it had to be delivered out of hours to avoid traffic congestion,” says Mr Knight. “The rig was delivered to site at 3am and under escort.”

The 20-month project has resulted in a spectacular building featuring a range of sustainable attributes.



The vertical cleft design promotes cross-ventilation in the common areas on every floor, while large balconies and windows ensure the individual apartments also enjoy excellent airflow. In addition, sliding louvered screens on the north and west elevations provide solar shading.

"We made sure that we focused on the common areas, ensuring the look and feel of these areas were premium, with top quality finishes and jacaranda-themed public art to reflect these beautiful trees that are so prevalent in Perth," says Mr Clarke.

The attention to sustainability extends to the main roof, where 78 solar panels are installed to harvest power from the sun.

"It is also close to the shopping centre and major transport, as well as the river," he says. "You don't have to get into your car to access services – that's a sustainable attribute in itself."

Additional features of the complex include remote metering and premium security in which the intercom system of each apartment is linked to the owners' smartphones, enabling remote access to the building.

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Beloved **beachside camp** gains sympathetic upgrade

SAILING INTO THE FUTURE

Photos Deprimo Photography

A decades-old oasis of youth adventure in Perth's north has a fresh wind at its back, sailing into a renewed future of delightful childhood experiences.

The iconic Ern Halliday Recreation Camp, located on Whitfords Beach in the northern suburb of Hillarys, has hosted many thousands of young people during the past four decades.

THE TEAM



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Boasting three large dormitory camps, a picnic and tent campsite and some of the best youth programs in Western Australia, the Ern Halliday complex is set in 28 hectares of natural bushland – and is a young adventurer's paradise, beloved of generations of school children.

Now the original Ern Halliday Camp site, the Spinnaker Precinct, has undergone a comprehensive renovation and refurbishment to ensure it will continue to generate precious memories for many more decades.

The 1970s-era Spinnaker camp was a shabby version of the original facility when builder Rivett Construction and architectural firm Carabiner began to work their collaborative magic last year.

Owned by the Department of Local Government, Sport and Cultural Industries, Spinnaker consisted of an out-dated kitchen and ablution block flanked by demountable buildings serving as a dining room and dormitories.

Still recognisable as the beloved adventure playground of old – thanks to a sympathetic regeneration that effortlessly blends the best of the old with the enhanced amenity of the new – the camp now offers modern accommodation and user-friendly communal spaces.

The hybrid approach to upgrading the camp was deliberate, according to Carabiner project director Peter Giangliulio.

“A strong part of the brief was that the upgrade and improvements had to maintain the existing 1970s structure, as well



as maintaining visual memory and meaningful retention,” he says. “We even retained the original plaque from the opening of the original structure – we simply renovated around it.

“Schools have been sending kids to the camp for decades – that’s a lot of memories for a lot of people.”

The original building housing the kitchen and ablution block has been expanded, upgraded and remodelled to incorporate a spacious new dining hall that wraps around the kitchen and connects fully with the wide veranda, as well as visually connecting with the environment.

The existing change rooms have also been upgraded, while new sleeping accommodation for 75 occupants has been constructed in four individual modules separate from the main building, each with its own amenities. The design was careful not to intrude on the adjacent turfed campground, used for external camping.

Builder Rivett Construction was briefed to complete the works while the camp remained operational. A temporary access road was created through the rear of the site, creating its own challenges, according to director Steven Rivett.

“Very limited materials were able to access the building site through the existing camping areas,” Mr Rivett says.

“All staff and materials, including concrete and other heavy deliveries, were brought through this limited access point. “As for

Ern Halliday Recreation Camp **THE BUILDERS CHOICE**

the operation of the existing camp, accommodation for it was continued throughout the project adjacent to the site. This required limited noise, access and work along the site boundary.”

The new structures have been built in a style that provides for minimal long-term maintenance and resilience to the daily use of campers.

“The buildings were constructed from cost-effective materials to match the existing finishes and materials of the original camp area,” Mr Rivett says.

They also had to be anti-corrosive, meet current fire regulations and avert cyclical maintenance. Pre-finished materials including Colorbond steel and anodised aluminium frames were selected with the assistance of a corrosion consultant on the team.

Colour-themed on the exterior and interior to reflect the beach and the ocean, the dark blue and neutral finishes with contrasting black-framed glazing provide fresh aesthetics on robust surfaces.

Inside the main public space, the dining hall, a wall of breezeblocks creates an eye-catching feature, along with the blue tiling and light-hued timber.

“We wanted a visual filter, but a robust one, that separated the new dining hall from the ablution facilities,” Mr Giangulio says.

“The breezeblocks fit in with the theme of being respectful to the original design.”



The new-look Spinnaker is also designed to appeal to visiting adult sporting groups from interstate or regional Western Australia who are seeking cost-effective accommodation. The camp is fully compliant with the State Government's Changing Places standard and is able to accommodate a non-ambulant adult and carer.

"The camp will be used for these and other things," he says. "The brief was to exceed contemporary requirements and expectations for universal accessibility – and we achieved that. "The mandate was not to turn the camp into a resort, but to make it better and safer.

"A seamless integration into the natural and built environment was our brief and I think we met that."

An additional brief to source local materials where possible was achieved through the mandatory public art percentage of the funding provided by the Department of Finance.

"This was cleverly incorporated by our artist, who came up with the idea of an outside ping pong table for the camp," Mr Giangiulio says. Made locally from mild steel, the table and concrete paving underneath it were painted in colourful,



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geometric designs inspired by school sports clothing. The artwork, called The Wiff Waff – an old term for ping pong – is sure to be a drawcard for art lovers and players alike.

Mr Giangiulio commends builder Rivett Construction for successfully completing the project through ongoing challenges, including Covid-19 restrictions, time pressure and the scarcity of trades and materials.

"Rivett Constructions completed a complex task very efficiently and on time," he says.

"This has been a very successful project," Mr Rivett says. "We were very happy with the outcome of the project and the relationships developed with the design team."

The Ern Halliday Recreation Camp was completed in October 2021 and officially opened by Premier Mark McGowan.

"It has been a very worthy project and a very successful outcome – it's a very loved project," Mr Giangiulio says.

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Transformed into a modern light-filled Nedlands home

This solid two-storey home was given a new lease on life and its pretty safe to say the owners will now never want to leave.

Nestled in the heart of Nedlands and just a stone's throw from the picturesque Matilda Bay Reserve, this 20-year-old family home was structurally sound but in desperate need of some love and attention.

Portrait Custom Homes was tasked with the massive job of removing the inadequate single-storey lean-to living areas at the back of the home and building a new exciting space that the whole family could enjoy for years to come.

Portrait Custom Homes owner Rob Hyde said the homeowners wanted to transform their existing living areas into an open, modern light-filled area with large proportions and volumes.

"With three primary school aged children who are soon to become teenagers, the new internal and external entertainment space plus the swimming pool area will be very well used," he said.

"Plus it was a pretty spectacular location so the owners wanted to stay and upgrade the existing home."

Lovingly transformed inside and out

While the existing living areas of the home were functionally adequate, the overall space didn't do justice to the size of the home, the location and the value of the property.

The property's existing grassed backyard provided the perfect place for the outdoor extensions which featured an expansive in-ground swimming pool installed by Infiniti Pools, a new garden shed and a luxurious alfresco area with a concrete in-situ fireplace.

Portrait Custom Homes owner Rob Hyde said extensive changes to the downstairs floorplan opened up a world of new opportunities for flawless indoor-outdoor living for the homeowners.

"We removed the barely inadequate single storey lean-to, which included a rectangular open-plan kitchen, dining and living area," he said.

"This was mostly bricked in with west facing windows installed and a small sliding door to the alfresco."

The new spray-painted modern kitchen is now truly the heart of the home, featuring natural waterfall stone benchtops, custom cabinetry and a large walk-in pantry added to the design.

The kitchen now overlooks an inviting living area, complete with a stunning gas fireplace and Shou Sugi Ban burnt ash feature wall cladding.

THE TEAM



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The homeowners have also benefitted from the addition of a new powder room with natural sky lighting as well as a spacious dressing room, which was added to the existing master suite.

While there have been plenty of changes to the bottom storey of the home, the existing second floor remained unchanged.

Hurdles overcome

However the mammoth renovation unfortunately wasn't without its challenges.

The team at Portrait Custom Homes had to overcome many labour and material shortages across the duration of the project, which unfortunately is not uncommon during these unprecedented times.

The roof was removed during a very wet winter, which meant a number of the existing wooden floorboards were damaged.

Fortunately the new floorboards could be stained to flawlessly match the existing recycled Jarrah floorboards.

According to Portrait Custom Homes owner Rob Hyde, the biggest issue that arose was the access to the home itself.

"Because the new steel rafters needed to be installed at the back end of a 50-metre long block and the existing double-storey building was already built in the front, it would have meant we needed an exceptionally large crane to lift relatively light steel," he said.

"However this was overcome by using a mini crawler crane from All Terrain Services, which could get through a standard doorway and when positioned close to the lift allowed us to complete the task at hand."

The right fit for the job

Portrait Custom Homes was one of three builders who were asked to bid on the project and were selected as a result of some of their recent award-winning projects in the nearby suburbs of Applecross and Cottesloe.

The team's hands-on approach, vast experience in the luxury home market and good old-fashioned service were also a big tick for the homeowners when choosing which builder would be tasked with the job at hand.

Portrait Custom Homes is best known for new build constructions, however the team also takes on two to three custom projects a year and manages them closely to ensure a quality build every time.

When you build with Portrait Custom Homes, you are tapping in to more than 30 years of experience in the bespoke home building market, using only premium materials and techniques to ensure your home lasts a lifetime.



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