

# STIRLING SUCCESS

130 Stirling Street is situated on the northern fringe of Perth's burgeoning CBD, only minutes walk away from the city centre. Charter Hall selected the site for development after identifying that the Perth business district no longer catered for the evolving needs of key office users. 130 Stirling Street is well positioned, only 800 metres from the Perth CBD, and offers substantially lower rent compared to equivalent space in the city centre.

Built by Broad Construction, the newly completed 130 Stirling Street comprises four levels of contemporary A-grade office space with a net lettable area of 11,600 square metres and additional retail and commercial tenancies facing Stirling and Pier Streets. Large efficient floor plates of approximately 2,710 to 3,075 square metres, three metre high ceilings, and floor to ceiling glass facade, give abundant natural light and space, helping to increase staff productivity. 130 Stirling comprises four levels of secure undercover car parking, providing 485 car spaces, accessible from Pier Street.

In line with Charter Hall's ESG policy, 130 Stirling Street has achieved a 4 Star Green Star v2 Design Rating and is targeting a 4.5 star NABERS Energy rating. 130 Stirling Street is one of the best serviced buildings constructed outside the core CBD and incorporates the latest in ecological sustainable design, including chilled beam air-conditioning to greatly reduce energy consumption.

The successful leasing campaign for 130 Stirling Street has secured approximately 80% of lease commitments by income from strong covenant tenants including the Commonwealth Government's Medicare Australia which has consolidated its administrative functions for Perth into one location consisting of 5,300 square metres, together with the Police & Nurses Credit Society which has committed to 4,100 square metres of commercial office space.

Medicare Australia's move from St George's Terrace further highlights the demand by CBD tenants to relocate to CBD fringe projects that will enable them to benefit from large efficient floor plates, lower occupancy costs and ecological sustainable design (ESD) standards required from both Government and corporate tenants.

Charter Hall's original design brief entailed a modern building, built to an A-grade (Property Council of Australia) building specification, with four levels of office space, providing a net lettable area of approximately 11,600 square metres. The shape of the building was also a consideration, with circulation distances between various parts of the lettable floor needing to be minimised.

Charter Hall's Perth based Development Manager, Chris Pratt said, "The building offers a superior product on the fringe of the Perth CBD, being ideally suited to tenants requiring environmentally advanced, modern and highly efficient office space, which is increasingly regarded by many progressive companies as being essential for retaining and attracting skilled employees in a competitive labour market."

With the completion of 130 Stirling Street, Perth now has a new generation in office buildings.



# 130 STIRLING STREET

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## A SOLID SELECTION

Hanson Construction Materials was appointed by head contractor, Broad Constructions, to manufacture and supply the pre-mixed concrete requirements for their 130 Stirling Street Project, from inception to completion. Approximately 7,400 cubic metres (16,200 tonnes) of concrete was supplied in more than 1,300 individual deliveries over a two year period.

Hanson's sales and customer service team were the daily touch point for the builder and key subcontractors. Their local and national technical, production and logistics network provided the basis to support the supply requirements for construction of this type. For such a large project, extending over such a long period, the scale of Hanson's national support network was important, but equally so was the close contact of the local team. Regional Sales and Marketing Manager for Hanson in Western Australia, Josh Maldon, said, "Even though we are part of a global heavy construction materials group, we also have the local scale and presence to support developers, contractors and builders to create towns, cities and infrastructure across Australia. It means we can tailor our services and our product to suit exactly what each individual, local project demands. We use the strength of our national and global resources and experience to deliver local service."

For example, there was a particular emphasis for Broad to achieve a substantial 'green' rating for the building. The innovative selection of specific raw materials ensured that the pre-mixed concrete Hanson supplied could significantly contribute to the structure's environmental sustainability.

Michael Risteski, Hanson Customer Service Manager, said, "I am personally very proud to have played a part in this development. The 130 Stirling Street project is a real icon for the East Perth area and a reflection of the abilities of Hanson and Broad, working as a team."

"For more than 40 years, Hanson Construction Materials has helped to build many of Perth's premier city developments. It is very rewarding for our organisation to be involved in a project, such as 130 Stirling Street, which helps to change and define the city landscape," said Michael.

Globally, Hanson is one of the world's largest suppliers of heavy building materials to the construction industry. It produce aggregates (crushed rock, sand and gravel), ready-mixed and precast concrete, asphalt and cement-related materials and a range of building products

including concrete pipes, concrete pavers, tiles and clay bricks. It is part of the Heidelberg Cement Group, which employs 65,000 people across five continents. Heidelberg Cement is the global leader in aggregates and has leading positions in cement, concrete and heavy building products.

Nationally in Australia, Hanson operates 229 ready-mixed concrete plants and 56 aggregate operations. With an additional three precast concrete factories located in New South Wales, Hanson is also Australia's most diversified pre-caster.

In addition to the standard concrete products, Hanson has a range of premium concrete solutions for commercial, industrial and residential applications. Hanson is also a leader in decorative concrete finishes with the Imagecrete decorative concrete range.

As one of Australia's leading suppliers of construction and building materials, Hanson produces close to 6 million cubic metres of ready-mixed concrete and over 20 million tonnes of aggregates each year. They have a comprehensive, nation-wide network of manufacturing and distribution sites, all located in close proximity to major cities, development areas and infrastructure projects.

Hanson's delivery assets include a transportation fleet of over 1,500 trucks and a state-of-the-art national Customer Service Centre which orchestrates more than 80,000 concrete and aggregate deliveries each month. This ensures Hanson has the logistical capability to deliver construction materials for all project and infrastructure requirements.

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## FLOOR TO WALL PROFESSIONALS

Crosby Supply and Fix extends Crosby Tiles' 83 year history as Perth's leading supplier of tiles and accessories, by adding a comprehensive tile fixing and procurement service.

At 130 Stirling Street, they supplied and installed nearly 1,500 square meters of tile, comprised of 300 x 100 mm white ceramics, made in Australia by Johnson, 300 x 300 mm charcoal rock finish tiles custom made and imported from Sri Lanka, and 300 x 100 mm charcoal glass feature tiles from Italy.

Scheduling material deliveries and fixing work on site required careful management to avoid clashes with other trades on site. Fixing work commenced late in 2008 and extended well into 2009. Crosby Supply and Fix installation experts returned to the site for short periods, sometimes weeks apart, as other trades completed their work on each area.

The installation team was headed by the Managing Director, Vince Terribile, who has been a tile fixer for 29 years with a large team of tilers in his crew. Vince said that the large tile sizes used on floors in wet areas presented some special challenges to create an even fall to floor waste drain points. The mix of tile types on vertical surfaces also demanded careful attention to ensure an even match to tile joint lines.

"The architects were adamant that the joint lines be perfect," said Vince. "And we delivered."

Crosby Supply and Fix's experience in management and administration range from liaising with architects, builders and supervisors through to quantity estimations and quotations. "It's ALL about the client," said Vince Terribile. "We provide builders with a full service from administration to labour. All our trades are fully qualified, experienced professionals, each with their own forte in different fields from ceramic wall and floor through to marble and granite."

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## TECHNICAL & ELECTRICAL KNOW-HOW

For the \$3.6 million electrical, data and communications systems installation at 130 Stirling Street, Broad Construction Services appointed Everett-Smith & Co Pty Ltd as part of their elite group of sub-contractors.

The importance of electrical systems is increasingly being recognised by construction leaders, who lean towards professional providers. Everett-Smith & Co is one of only a select few Western Australian subcontractors in this field who have the history, technical depth and commercial reliability to meet the highest standards. Everett-Smith cover these multi-tasks "in-house" without the need for external specialists.

130 Stirling Street has been designed to achieve the highest Green Star Rating. Everett-Smith & Co is well placed to participate in the ABGR Green Star reporting and monitoring regime for predicted energy efficiency targets. Their engineering staff have the academic and practical skills to deliver an accountable outcome.

Established in 1965, Everett Smith & Co has become the largest privately owned electrical construction company in Western Australia. Beyond conventional high and low voltage electrical contracting, it has become known for its technology services and has a major role in communications and data.

"Value for money, customer satisfaction, commitment to service and guaranteed performance are all hallmarks that stem from Everett-Smith & Co's solid technical base, delivered by loyal staff and reliable suppliers," said director, Terry Smith. "With over 40 years' experience and a diverse range of abilities in-house, we are not limited to traditional high and medium voltage electrical installations. In fact, with our in-house engineering ability we offer the unique opportunity for our clients to acquire all services through one company, with all disciplines interlocking effortlessly," said Terry.

"Contracts are the paper work, not the motivation. It's our people and their ability to communicate with each other and with our clients that provide certainty."

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130 Stirling Street façade

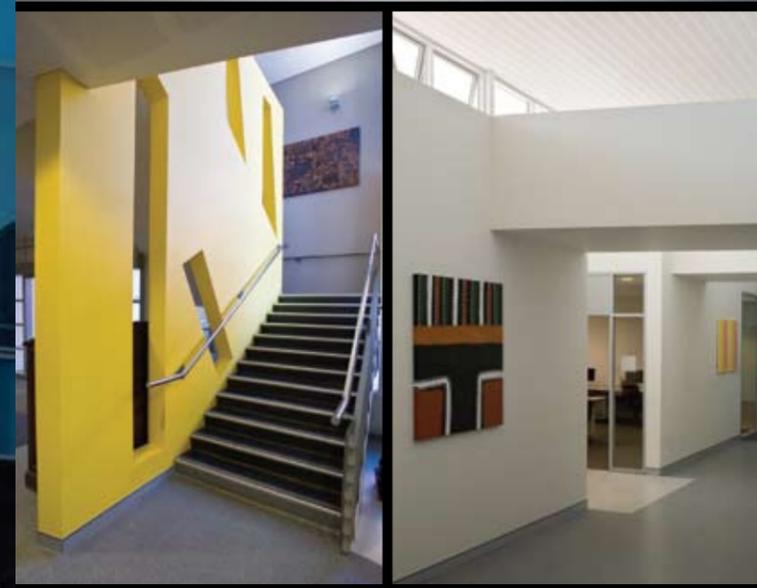


Vercon is a premier commercial sub-contract company within the Western Australian construction industry. Their multi-disciplinary teams specialise in tiling and stone, as well as partition and ceiling installations and cladding. For the 130 Stirling Street project, they supplied and installed plasterboard partitions and ceilings to a high standard of finish.

Vercon's specialist partition and ceiling team is highly experienced in the installation of partition walls, plasterboard linings to existing substrates, acoustic walls, fire rated walls and timber or plywood linings. Their ceiling expertise extends to suspended exposed grid ceilings, suspended flush plasterboard, suspended metal pan ceilings, acoustic ceilings and fire rated ceilings. They are also well recognised as experts with external claddings and composite aluminium work.

"We understand the importance of time and cost constraints," said Brendon Lazaroo of Vercon. "We work to tight schedules to ensure our contracted works are completed within the parameters of the master program on every project we undertake."

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