

# EXCEEDING EXPECTATIONS

**DEVELOPER : BGC Development**  
**ARCHITECT : Hassell**

Hibernian Place is Perth’s newest world class destination featuring a 368-room, 5 Star Westin Perth with luxury suites, infinity swimming pool, 800m<sup>2</sup> column free grand ballroom and a thoughtful mix of hospitality venues, including a wellness spa and high profile bars, restaurants and cafés. A 2,000m<sup>2</sup> central plaza incorporates a 22m x 22m Rone mural, rooftop garden and public space to host a range of events and activities throughout the year.

**BGC Development’s Hibernian Place is at the centre of a new vision to revitalise Perth CBD’s East End.**

The 368-room, 5 Star Westin has luxury suites, Bodhi J Wellness Spa and pool, an 800m<sup>2</sup> ballroom, and restaurant, Garum by Guy Grossi. The central plaza with garden terrace has mature trees with a water feature and a mix of hospitality operators. The site is well serviced by public transport, and is within walking distance to the central train and ferry terminals.

BGC Development started working on the project in September 2014, with the team managing the design approvals process, and engaged and managed the project’s lead architect, consultants and contractors. Management also involved consistent reporting to key project stakeholders, including the City of Perth, Tourism WA and State Government.

In their role as developer and project manager, BGC Development was responsible for overseeing the procurement of the site, negotiating terms with State Government agencies and representing vendor and the operator, Starwood.

BGC Development worked closely with a number of specialist consultants to understand the urban fabric of the surrounding city blocks. With detailed research and analysis to gain insights into key user groups the development team were then able to create a clear strategy and vision to deliver on the desired sense of place, ensuring relevance and creating a vibrant social hub for the City’s East End.

Achieving the right mix of tenants was essential for BGC Development as General Manager, Ross Catalano explained, “The BGC Development delivery team was very aware that the success of Hibernian Place would be largely underpinned by curating the right tenancy mix. Our delivery

team personally engaged with a mix of operators. It was essential for us to be hands on in initiating conversations with the right players and offering our insight into the precinct vision.”

For BGC Development, the Hibernian Place development signified a new era of thoughtful destinations in Perth. The company took time to investigate and consider Perth’s agenda for promoting inner city living and, following extensive research, and workshops, they instigated a placemaking strategy catering not only to those residents, but also to the growing numbers of students and workers.

For both Hibernian Place and The Westin Perth, BGC Development’s internal design and development consultancy and management team also contributed a wide range of solutions including, procurement services for furniture, fixtures and equipment.

The BGC Development team had over 500 contractors and suppliers working toward successful delivery in April 2018.

“Exceptional standards of design and ingenuity are evident in the timeless quality that shines through every meticulously

considered detail at Hibernian Place and The Westin Perth,” explained Ross. BGC Development specialises in the delivery of mixed use, residential apartments, hospitality and commercial office developments which explore new possibilities in urban planning, placemaking, design and construction.

BGC Development manage the full spectrum of project and development management services. The team delivers effective solutions and exceptional value for its clients with an established network of project consultants to plan, manage and deliver on residential, commercial and mixed use development projects.

With a successful record of delivering outstanding hotels to Perth, including The Westin Perth and Aloft Perth, BGC Development plan to take its hotel knowledge and transport it to every new project, unlocking greater opportunities in large, complex and strategic projects for their clients.

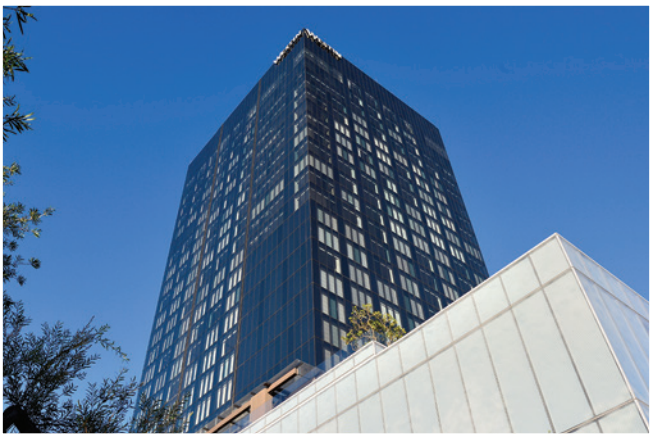
*For more information contact BGC Development*, Level 5, 22 Mount Street, Perth WA 6000, phone 08 9261 1871, email [enquiries@bgcdevelopment.com](mailto:enquiries@bgcdevelopment.com), website [www.bgcdevelopment.com](http://www.bgcdevelopment.com)





**Below** Fozdar Pty Ltd provided specialist advice for top down basement construction and jump forming of all cores and columns for the project.

**Below** Dorma Hueppe installed the innovative Skyfold® Classic wall system in the Hibernian Hall.



**Fozdar Pty Ltd were responsible for civil and structural engineering for Hibernian Place.** The company made use of their considerable experience in fast track commercial building structures in Australia and overseas. The Hibernian Place complex is made up of two concrete framed buildings, a 28-storey hotel tower and a future 28-storey office tower, over a two level basement. Fozdar considered a number of alternative structural arrangements to determine the fastest and most cost effective construction method for the job.

Irregular podium and basement floors were constructed of in-situ slabs and in the towers the floors were post tensioned. The hotel tower was constructed using a three day floor cycle by jump forming all the core and column elements. “The challenge of the job was the speed with which the building went up. From foundations to rooftop took a year,” said Managing Director, Kamal Fozdar.

For the perimeter top-down basement construction, Fozdar used sophisticated structural analysis and design tools to assess and model soil pressures and propping loads. During the build the actual movements of the basement and retaining walls were found to be within 2mm of predicted values.

Fozdar Pty Ltd was established 14 years ago, and has offices in Perth and Sarawak, Malaysia. Fozdar recently completed the Darul Hana Bridge in Sarawak. The beautifully curved cable-stay footbridge, built by the Sarawak Economic Development Corporation, provides pedestrian access over the Sarawak River to the distinctive Fozdar designed Sarawak Parliament House. The bridge was declared open with spectacular celebrations in 2017.

Also in 2017, the Fozdar designed Cadogan Song School won the most prestigious award given by the Concrete Institute of Australia, the Kevin Cavanagh Trophy for Excellence in Concrete. This \$4 million project involved new work, refurbishment and extensions to St George Cathedral in Perth. The graceful and sculptural forms of the building are precast concrete shells. Fozdar used cutting edge 3D-modelling and analysis software and 3D-printers to rapid prototype the complex, curved shell structures.

***For more information contact Fozdar Pty Ltd,** 4/369 Hay Street, Perth WA 6000, phone 08 9221 6606, email [admin@fozdar.com](mailto:admin@fozdar.com), website [www.fozdar.com](http://www.fozdar.com)*

**Dorma Hueppe is setting new standards in the movable wall industry.** With more than 100 years international experience, Dorma Hueppe is now leading the way in Australia with its delivery of intelligent solutions for flexible space utilisation.

As a division of the international dormakaba Group, Dorma Hueppe works closely with their other related movable wall brands, Modernfold and Skyfold®, offering semi and fully automated wall system solutions incorporating the latest developments in movable wall technology.

Flexible and efficient space utilisation is becoming a high priority for offices, hotels, exhibition centres, studios and other commercial premises. This is particularly important in Australia’s major cities where high real estate prices mean the best possible yield must be extracted from each square metre of space.

Creative and intelligent solutions are needed that facilitate multi-functional room configuration, allowing for both large and small spaces to be easily created within the one room. Dorma Hueppe provides these solutions with operable partition systems capable of harmoniously combining open environments which do not restrict natural light and sound-insulated room concepts.

A stunning example of Dorma Hueppe’s capabilities and products is their recent contribution to the prestigious Hibernian Place. Featuring the magnificent Hibernian Hall as part of the rejuvenation of the historic precinct. Dorma Hueppe installed a sophisticated and unique Skyfold® Classic wall system that vertically retracts into the ceiling.

The system has a superior acoustic sound transmission class rating up to STC 60. The installation has a customised finish and is fully automated with a simple keypad operation, which will allow the room to be quickly, safely and quietly reconfigure into conference and exhibition facilities with no manual intervention.

Dorma Hueppe anticipates a high level of success with its Skyfold® and ComfortDrive systems in the movable and retractable wall market.

***For more information contact Dorma Hueppe,** Unit 10, Block R, 391 Park Road, Regents Park NSW 2143, phone 02 9645 8336, hotline 1800 675 411, website [www.dormahueppe.com.au](http://www.dormahueppe.com.au)*