



Photos Greg Hocking

ECLECTIC ELEGANCE

Striking Homage to Historic Leederville Landmark

In the early part of the 20th century the Golden West Aerated Water Company was a centrepiece of Leederville's industrial landscape. Now, more than 100 years later, that same venerable site has been transformed into an impressive contemporary manifestation of 21st century living: a mixed-use development on the doorstep of the Leederville strip.

M/24 by Match comprises 39 residential apartments and four commercial units built over five levels. M/Construction and Match are both part of M/Group, an established integrated property company. M/Construction was engaged to undertake the construction of the development, working collaboratively with the



Match Development Management team and ARM Architects (the architects behind Perth Arena).

M/Group provides turnkey solutions and, as the developer and builder, is able to maintain a high standard of construction, project control and service delivery. M/Construction was proactive in offering cost-effective design solutions without affecting the building's design intent and building compliance.

The apartments comprise a selection of one and two-bedroom layouts, with stylish interiors and quality fixtures and finishes. According to M/Construction director Michael Read, "The distinctive architectural design and unique mix of materials results in a striking design that has taken inspiration from the eclectic nature of the Leederville scene and the site's history as a soft drinks factory.

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“The apartments comprise a selection of one and two-bedroom layouts, with stylish interiors and quality fixtures and finishes”

“Internally the spacious apartments feature a palette of contemporary finishes with gloss cupboards, and a feature vinyl-wrapped storage in the open-plan kitchen together with stunning composite-stone benchtops, mirrored splashbacks and Bosch appliances.”

One of the main requirements was to pay homage to the site's past as a soda factory and, to fulfil that brief, construction was highlighted by a combination of feature precast panels and an innovative cladding system to the façade and rear.

“The building's screened façade was generated by 3D digital modelling the patterns formed when bubbles intersect,” says Michel Read. “The beautiful dynamic patterns – known as Voronoi tessellations – give the impression of a form bubbling out of the site.

“The Voronoi tessellation feature, which also lights up at night, is a unique and striking work of art that makes a bold statement, enhancing the building's street presence.”

Main Challenges... and Key Materials

As for the main project challenges, the Voronoi façade structure was custom designed, and this meant the builders had to consider the spigot connection points back to the structural building line and the connection points between the individual cells of the Voronoi structure.

Due to the design detail, this process took several attempts and revisions as conflicts arose with each prototype. In the end, these conflicts were resolved through 3D survey modelling of all connection points and shop drawing detailing to the building façade.



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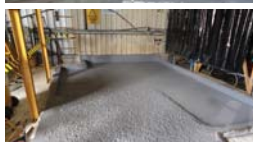
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M-Construction, Carr Place, Leederville, Perth

Waterproofing of suspended slab including the communal garden area, garden beds and retaining walls.



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“The Voronoi tessellation feature is a unique and striking work of art that makes a bold statement, enhancing the building's street presence”

The existing footings and roof eaves of the neighbouring properties were also discovered to encroach upon the M/24 building site. “Through underpinning grout injection and modifications to the external precast panel walls, M/Construction was able to continue with construction, which also allowed the neighbouring businesses to continue trading throughout the process.”

Additional difficulties were caused by the fact that Carr Place in Leederville is a cul-de-sac and as such, traffic restrictions made access, crantage and loading of the site extremely difficult. This was further complicated by three of the four boundaries being inaccessible, a situation overcome by “rigorous scheduling of deliveries and programming of works.”



M/CONSTRUCTION

Redbox supplied all lighting on The Carr Place Apartments

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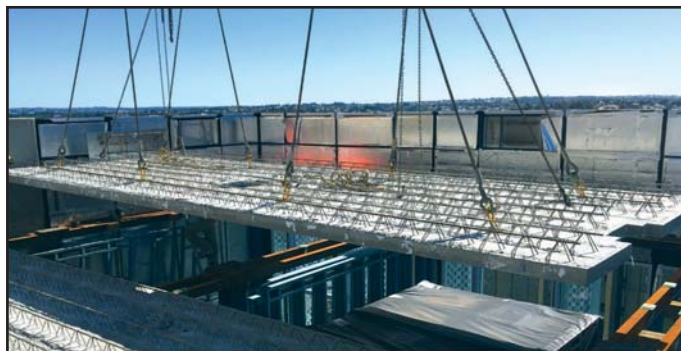
“Bearing in mind the location of M/24 by Match in the inner city suburb of Leederville, the design is akin to a cosmopolitan Melbourne inner city development”

Among the main project materials, Equitone, a durable pre-finished colour fibre cement material, was utilised for the external cladding to the north and south elevations of the project – “the first time it was used on a large-scale apartment development in Western Australia”.

AFS Logicwall, a permanent formwork system filled with concrete, was used for internal party walls, and helped to increase

the speed of onsite construction and provided full fire rating compliance between apartments.

Prefinished precast walls were used on the boundary walls to negate the requirement for external finishing works and scaffolding; and Danpalon roof sheeting was applied to the northern top floor balconies to assist with light transference into the apartment. (Danpalon is 99 per cent UV protective.)



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The feature cell structure was manufactured to comprise high-grade powder-coated finished aluminium box sections with welded joints, and LED strip lighting incorporated into the design.

Apart from the aforementioned Voronoi tessellations, other notable features include an apartment design that facilitates independent living for wheelchair accessibility, including automatic entrance door opening, bathroom and kitchen bench height adjustments, increased door widths, interface electronic system for lighting, roller blinds, and audio visual accessible from a mobile or tablet device.

There is a feature light well at both ends of the apartment corridors to allow natural light to feed into the common area, as well as to enhance the aesthetics of the space; while the common

area features extensive landscaping, lighting and breakout spaces for the residents' use.

The custom-designed Voronoi structure, which reflects the site's original use, is one important aspect that makes the M/24 by Match stand out from other projects. Another is M/Construction's choice of building materials that are not commonly used in Western Australia for apartment buildings. "Bearing in mind the location of M/24 by Match in the inner city suburb of Leederville," says Read, "the design is akin to a cosmopolitan Melbourne inner city development."

Firm Commitment to Innovation

M/Construction spent significant time and resources researching the best waterproofing systems on the market to ensure the



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building's water tightness. This was necessary because of the use of a new walling system that has to be aerated, as well as the number of penetrations required to hold up the feature façade cell structure. "The outcome is that we sustained a completely leak-proof building through the entire and very wet Perth winter."

M/Construction used a combination of jet fans and ducted exhaust system to maximise airflow to both levels of the enclosed car park, and incorporated chimney stacks in the communal garden as fresh air intakes into the car park.

In addition, regular time-lapse video was undertaken to assist with client construction updates and to progressively see first-hand how the building was being constructed. (The completed time-lapse video can be viewed at: mconstruction.com.au).

Progressive Building Philosophy

As director of M/Construction, Michael Read is responsible for the operations of the business. He has over 20 years experience in the construction industry and is supported by a team of highly experienced project managers, site managers and operational staff.

"M/Construction is a progressive and technology-equipped construction and facilities maintenance company that approaches every project with the same innovation and attention to detail as its reputed parent company, M/Group," he says.

The company has delivered several residential and commercial developments and bespoke homes, and is increasingly assigned to Match apartment development projects. "It has built its credentials on delivering construction solutions that draw on the latest technology and techniques to achieve the most efficient and cost effective outcomes for its clients.

"M/Construction delivers sophisticated craftsmanship and a corporate accountable mindset to ensure peace of mind and accountability through every stage of the contractual period and beyond."

Following the completion of M/24 by Match, M/Construction is currently building Form by Match, a 50-apartment development in Port Coogee. It will also soon commence construction on two mixed-use residential apartment developments located in South Fremantle and Mount Lawley, respectively



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