

WOMMA RD LOCAL CENTRE



Project Scope: Mark Oliphant CPS

The project involved constructing a 980m² row of shops on a greenfield site, divided into nine tenancies for retail, a laundromat, and restaurants. Alongside the buildings, the development included carpark works and 4,100m² of civil area. The design featured precast and glazed facades, combining durability with modern aesthetics.

Due to the site's undeveloped location, security was a priority, leading to the installation of security cameras and solar-powered lights in the carpark, which offered an energy-efficient alternative to underground cabling. To future-proof the development, the team installed electrical provisions for a future pylon sign, ensuring that no additional trenching would be necessary later. This proactive approach minimized the risk of future disruptions and preserved the integrity of the completed civil works.

Each tenancy was designed with its own wet area and separate utility services, including dedicated distribution boards. Five of the tenancies were fitted with separate grease arrestors to meet the needs of food service

businesses. During construction, the team encountered poor subgrade material, which required removal and recompaction. Despite this latent condition, the team collaborated closely with the client to address the issue without delaying the project.

As the project neared completion, a tenant was secured for Tenancy Four. The team promptly installed significant first-fix services, such as electrical and plumbing, to meet the tenant's specific needs. This ensured the space was ready for immediate fit-out and operation, highlighting the project's adaptability and the team's commitment to client satisfaction.

The successful completion of this project highlights the team's ability to deliver a complex development with attention to detail, adaptability, and foresight. By addressing both present needs and future considerations, the project not only provided a new commercial hub for the area but also set a strong foundation for continued growth and development. The integration of security measures, energy-efficient solutions, and future-proofing elements demonstrates a commitment to quality and long-term value, ensuring the site will serve the community effectively for years to come.

ADDITIONAL INFORMATION

Client	BMC Properties
Completed	2023
Project Value	\$3,486,608



