



AWARDS FOR  
EXCELLENCE  
**2009**  
WINNER

## condor tower

CLIENT // CONDOR DEVELOPMENTS

### // STRATEGY

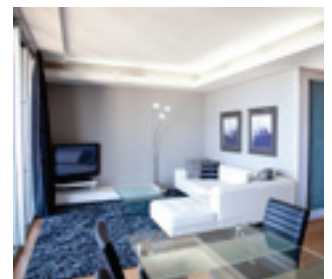
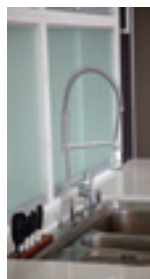
Condor Tower is an award-winning mixed-use development located on a site of 3,341 square metres in the Perth Central Area.

Condor Tower is not a typical residential apartment building – it represents a unique example of urban renewal and how to recycle an existing building in the heart of a city to create a high density, sustainable residential environment in close proximity to essential facilities and services.

The site was formerly occupied by 'Oakleigh House' – a vacant nine level office building constructed some 40 years ago. Following preliminary investigations of the structural integrity of the building, Condor Developments recognised the opportunity to retain Oakleigh House, adapt it for mixed use purposes, and construct a new residential tower above – 18 storeys of new build were built on top of 9 storeys of old.

This innovative approach, whilst complex and challenging, resulted in the preservation and re-use of existing building fabric, thereby producing environmental benefits as a result of the reduced dependence on new materials such as concrete and steel. The sustainable development outcomes are not limited to building recycling – Condor Tower will be home to 400 new residents in walking distance to central city shops, employment, community facilities, health services, recreation, entertainment, and public transport.

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**// STRATEGY CONTINUED...**

The majority of apartments enjoy expansive views over Government House, the foreshore, Perth Water and beyond to the Swan River estuary. Other apartments are housed in a new six storey building fronting Hay Street. Retail and office tenancies provide ground-level activation to Hay Street and St George's Terrace.

Below the development is a multi-level basement car park. To enhance the development and support the local community, Condor Developments commissioned local artists to convert what would otherwise be a standard grey parking garage into a five level work of art.

**// TOWN PLANNING**

Condor Developments engaged a consultant team to design the project and obtain all necessary statutory planning approvals. GRA acted as lead consultant and co-ordinated the statutory approval process, successfully negotiating planning and design outcomes to the satisfaction of the client and the City of Perth.

In 2009 Condor Tower won the West Australian UDIA award for Urban Renewal.

**// PROJECT NAME**

Condor Tower

**// SERVICE**

Town Planning

**// AREA**

Perth

**// CLIENT**

Condor Developments

# CONDOR TOWER

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FOCUSED ON ACHIEVEMENT