



# ONE SUBIACO

## CAPRAL PRODUCTS

AGS 225 Series Door

AGS 419, 429 and 1029 Flushline

AGS 900 HP Sliding Door

AGS 400, 425 and 600 Narrowline

**Developer**

Blackburne

**Architect**

Hames Sharley

**Builder**

Multiplex

**Fabricator**

Com-Al Windows

**CAPRAL**  
ALUMINIUM



Now a magnet for locals and visitors to shop and dine, the mixed-use development has also become Subiaco's most sought-after real estate.

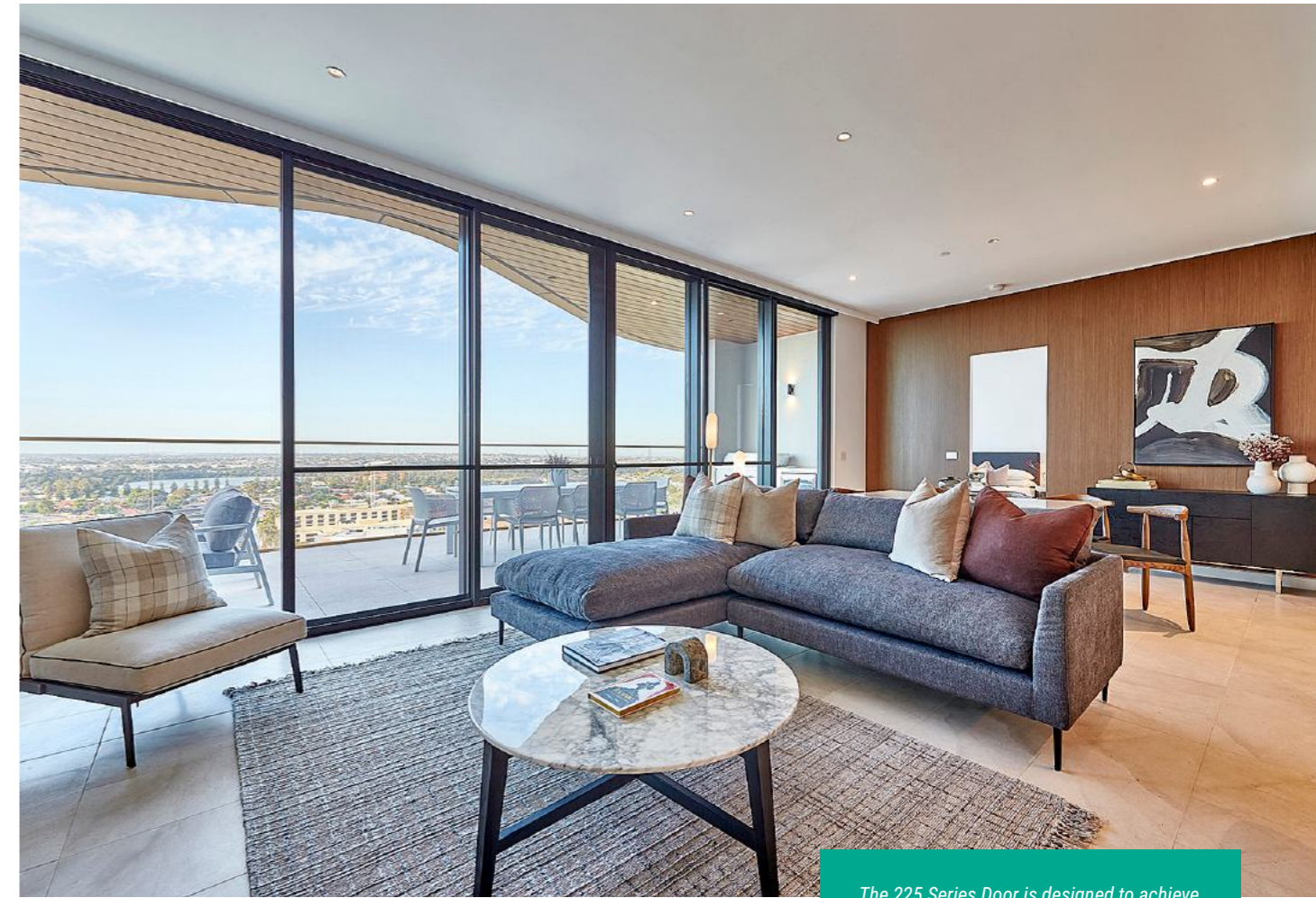
Developer Blackburne delivered the \$300 million 236-apartment project in collaboration with leading national inter-disciplinary design practice Hames Sharley and construction giant Multiplex.

One Subiaco is comprised of three distinct residential buildings that successfully activate their respective street frontages at ground level, providing food, beverage and retail offerings throughout a series of interconnected laneways, a market hall, and central courtyard.

While Subiaco is not known for its views, the height of the rear building, a 23-storey tower, provides panoramas of the Indian Ocean to Rottnest, Perth's city skyline, the Swan River and Darling Scarp.

## EXEMPLARY DESIGN REVITALISES AN ICONIC PERTH SITE

The recent completion of the landmark project One Subiaco has revitalised its suburb's iconic Pavilion Markets site and delivered a striking architectural residential development with ocean, city and river vistas.



*The 225 Series Door is designed to achieve the ultimate combination of architectural style and performance and is engineered to withstand Australia's harsh conditions. It is recognised as one of the best-performing doors on the market and has been tested for heavy-use commercial and residential applications.*



One Subiaco's resort-style lifestyle amenities include an expansive private roof deck with a heated pool, gym, outdoor barbecues, a cocktail lounge, private dining room and kitchen.

Hames Sharley Senior Associate Alex Quin says the project's design focused on creating spaces that unite people, while celebrating Subiaco's unique character.

"It was vital to maintain food and beverage and the marketplace to bring people together. It is a significant site in Subiaco and an opportunity to introduce high-density living near transit hubs for improved accessibility, such as the adjacent train station.

"One Subiaco's design promotes the vibrance of Subiaco while allowing residents to enjoy a luxurious modern lifestyle," Quin said.

To optimise views and natural light without compromising on structural

integrity or energy efficiency, Hames Sharley worked with window specialists Com-Al Windows to specify Capral architectural products for the project.

"The design process concluded after the height of the COVID-19 pandemic, and so supply chain reliability was important to us," Quin said.

"Capral was able to provide us with the product needed during a challenging time, and we appreciate that.

"People don't understand the detailing that goes into windows. You have a panel of glazing in a wall moving on all four sides that gets battered by sun, wind, rain, and daily use. It has to withstand all those things while sitting flexibly in a hole in the wall and being able to move as the building moves.

"We specify products that not only bring our design to life but also provide the right functional requirements under

specific conditions inherent to that location. For this reason, Capral window systems were a good choice this project."

Quin says that Capral's product range offered the design flexibility they needed to achieve the desired aesthetic for One Subiaco, without compromising on structural integrity or energy efficiency.

The Capral products specified for One Subiaco included the 225 Series Door, various iterations of the Flushline and Narrowline framing systems and a custom-designed 900 series sliding door. A high-performing Low E glass improved thermal efficiencies and attenuated



sound. The building's passive solar design also protected much of the residential glazing from the harshness of the Western Australian summer sun.

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as one of the best-performing doors on the market and has been tested for heavy-use commercial and residential applications. The 900 HP Sliding Door offers seamless threshold-free transitions between indoor and outdoor living areas, creating an open and airy ambience. This high-performance sliding door is the latest generation in commercial door development and can be sized up to 3000mm high and 2500 wide and multi-stack configurations. It's also tested to meet cyclonic requirements.

The 419, 429, and 1029 Flushline series were used extensively in window design. These flush glazing systems offer superior energy efficiency and acoustic performance, reducing the building's carbon footprint and enhancing the comfort of its occupants. They also provide a sleek, modern look, adding

to the overall aesthetic appeal of the structure.

The 400, 600, and 425 Narrowline series were chosen for their slim profiles and enormous design flexibility, making this product ideal for commercial or residential projects that require a bold modern look and high levels of structural performance. The robust nature of these products also ensures that the building is resistant to weather conditions, offering long-term durability.

With its bold vision and innovative design, One Subiaco has transformed a local landmark and set a new standard for future developments. It stands as a testament to the possibilities of modern architecture – a harmonious blend of design, sustainability, function and community.

