

Northcott Stage 2 Works

Address: Belvoir Street, Sydney

Value: \$1.5 million



Overview

Comprising multiple buildings, the Northcott Estate is one of the largest public housing estates in NSW. The main 15-storey tower is surrounded by smaller apartment blocks of several storeys, providing 581 residences in a mix of studio, 1, 2 and 3 bedroom units.

This project involved the construction of a new security concierge area and abutting lift shaft to facilitate DDA-compliant lift access to the five storeys of the estate. The project also involved modifying the existing car park/driveway to allow for the concierge area and offer safe pedestrian access across the driveway.

Challenges

- Stakeholder management.
- Re-arranging project priorities to meet promises made by the local parliamentarian.
- Undertaking the works in a fully operational building.
- Coordinating access to units at a suitable time for both contractors and residents.

Services

NSW Land and Housing Corporation engaged TPS to act as Contract Administrator and Site Superintendent for the works. Responsibilities included coordinating and chairing Project Control Group meetings, critical site inspections, issuing contract instructions, assessing progress claims and variations against contract conditions, driving the construction program, providing regular reports, pre-handover inspections, compiling the defects list and collating post completion documentation.

Highlights

- Through comprehensive communication and regular detailed meeting minutes, the project program was met, and project costs were kept to a minimum.
- Astute coherence to contract conditions.
- Soft landscaping works complementing the new development resulted in a pleasant and safe environment for residents to enjoy.