

CHATSWOOD METRO RESIDENCIES



PROJECT DETAILS

PROJECT LOCATION:

436 Victoria Avenue,
Chatswood, NSW, 2067

COMMENCEMENT DATE:

July 2011

COMPLETION DATE:

November 2014

TYPE OF CONTRACT:

Design & Construct

CONTRACT VALUE:

\$10 Million +

GROSS FLOOR AREA:

59,400 sqm

PROJECT MANAGER:

Bryce Coleman

CONSTRUCTION

MANAGER:

Paul Logie

OVERVIEW TRADE PACKAGE

- Progressive Design complete with to date industry standard components, fittings and equipment to provide the final design.
- Involved with the coordination and cooperation of these services and all other interfacing services to Supply, Install and commission to an outstanding level that meets the requirements of the BCA, the DA compliance and all relevant Australian Standards.
- All testing, placing into service, maintenance planning and programming was carried out by qualified Electricians and under constant supervision of people holding electrical qualifications and experience, with the support of the technical staff and Project Managers.

The scope of the project included:

- Incoming power supplies, Main Switch boards, Distribution Board, Sub main reticulation, Cable support system
- General lighting to corridors and fire stairs including cabling, Emergency and Exit lighting, General lighting to apartments including cabling
- General power outlets to corridors and risers including cabling
- General power outlets to apartments including cabling
- General lighting to podium and pool areas
- General power outlets to podium and pool areas
- MATV system including pay TV

PROJECT CHALLENGES

- Lightning Protection System
- Security, access control system and integration with the Fire protection system
- Meter panels and associated energy supply meters
- Telecommunications outlets including cabling
- Pathways for National Broadband Network (NBN)
- General lighting to Lift Lobby and Building Manager's Office
- General power outlets to Lift Lobby and Building Manager's Office
- Communications to Building Manager's Office
- CCTV to Lobby, Carpark and Communal areas
- Three separately staged handovers took place whilst construction carried on with the remaining buildings. First stage was the View, followed by the Spire and finally the combined Grand and Podium. Areas of the basement level carpark were handed over and involved refurbishment of existing spaces to the request of the PCA and Client.
- This was most evident in the integration of the services and systems including but not limited to the mains power distribution, security/ access control, MATV and emergency lighting involving major levels of coordination to limit the impact of the tenants in the occupied towers and still deliver the project within the time constraints of the construction programme.
- The Podium Landscape lighting design was a part of the project PC sums allocated by the Client requiring high levels of co-ordination between the project builder, architects, consultant, client and Star group site and design teams to deliver a functional, efficient, aesthetically pleasing design which still adheres to the requirements of the BCA, the DA compliance and relevant Australian standards.

PROJECT SPECIFICS

- Consisting of 553 apartments in 3 residential towers (Grand, Spire and View), including a Podium communal space, Landscape area, Gymnasium, Pool Enclosure and 3 basement levels of carpark.
- Each tower has its own separate Street entrance (intermediate), Amenity (Podium) and carpark (basement) lobby, which are serviced by Lift risers within each tower including a shuttle lift from the Street lobby of the View to communal areas of level 5 Podium.
- There are also service plant rooms atop each of the individual towers and main switch rooms complete with state of the art switchboards on levels 5 of the View and Grand and level 6 of the Spire, which distribute power to the separate tower strata's and communal areas.

