

PROJECT DELIVERABLES

CLIENT
Housing ACT

ARCHITECT
Phillip Leeson Architects

DELIVERY MODEL
Lump Sum D&C

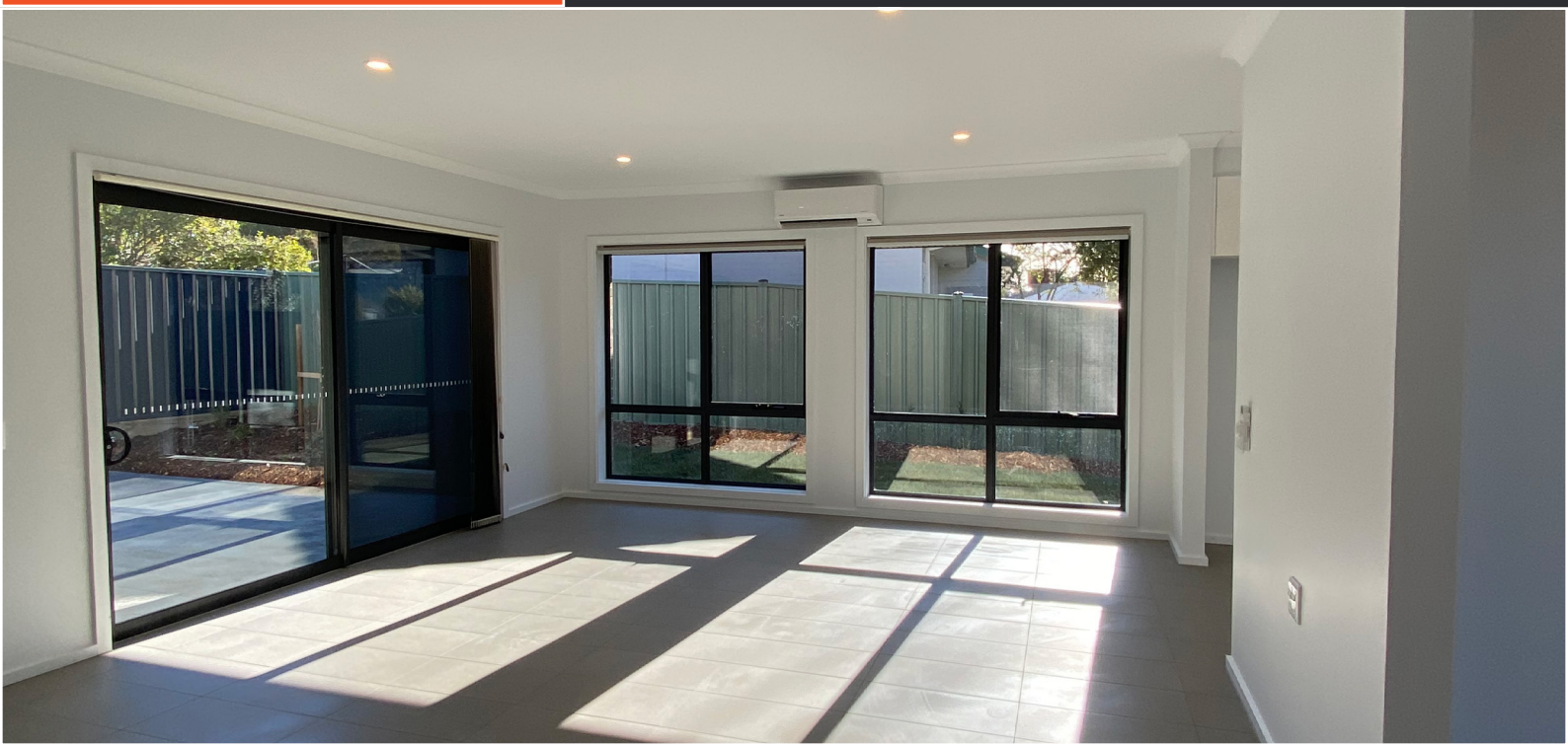
PROJECT SECTOR
Residential

KALEEN AND KAMBAH HOUSING

OVERVIEW

The Kaleen and Kambah Housing project was a Housing ACT modified design and construct contract. It involved the development of a multi-unit site at Kambah with 4 residences, as well as a dual occupancy residence at Kaleen. This project required the demolition of existing properties, the removal of hazardous materials, and the design and construct of Adaptable Class C dwellings.

Projex was provided with DA approved documentation set at contract award. Projex modified the design documentation for the building approval and to ensure it aligned with the Housing ACT design brief, adaptability requirements, engineering, and coordination with services entities.



KEY CHALLENGES

Adaptable Class C Compliance:

The documentation approved by the DA did not permit any leeway in terms of wall linings in order for the minimum required clearances and room dimensions for Class C design to be achieved. Projex managed to find a way to fix these issues at the start of the project. External levels also had very limited leeway to be able to meet the AS1428 requirements. The Projex team were able to modify existing and new levels in order to comply with the development.

TCCS Design Acceptance:

Projex worked alongside our engineers to resolve civil and hydraulic design issues at the Kambah site and provide an acceptable design that was accepted by TCCS and ICON Water, and allowed construction in accordance with Adaptable Class C requirements. Through close coordination between all parties, Projex was able to obtain the Design Acceptance certificate and Building Approval within the set construction program, and also achieve a TCCS provisional certificate of Operation which enabled HACT to complete any unit titling changes.

Kambah Site Access and Parking:

Due to the site's location on Boddington Crescent in Kambah, which was a busy street with multiple bus stops, there were several challenges. These included a lack of available parking, as well as a school and aged care facility across the street. Projex managed to overcome these challenges by obtaining approval from TCCS for traffic management plans, as well as employing onsite personnel to coordinate the subcontractors and ensure that the footpaths remained accessible to pedestrians and that clearance was maintained around bus stops.

