

PROJECT DELIVERABLES

CLIENT
Housing ACT

ARCHITECT
Araneta

DELIVERY MODEL
Lump Sum D&C

PROJECT SECTOR
Residential

WHITLAM TOWNHOUSES

OVERVIEW

The Whitlam Townhouses project involved the design and construction of seven adaptable dwellings. During the tender phase, Projex designed concept plans that were further developed for building approval and construction after the contract was awarded. The design phase was a collaborative process with Housing ACT to facilitate change requests and manage approvals for the development, which was exempt from the usual DA process. The design included one double-story unit to comply with the acoustic requirements set by the ACT Planning Authority, and six single-story dwellings.

After a three-month design development and approval process, Projex completed the seven dwellings within a seven-month construction period.



KEY CHALLENGES

Acoustic Requirements

After completing the design development and FSP stage, the certifier informed Projex of a revision in setback requirements from the ACT Planning Authority. Because of the sudden change in the Territory's assessment criteria, Projex had to further amend and re-develop the building approval documentation. By strategically managing and coordinating with stakeholders, Projex was able to finalise a design that met the setback requirements while minimising the increase in total GFA and maintaining the amenity of the units.

