

Palermo Apartments | Sydney

How with proven expertise Phoenix ensured one of Sydney's newest apartment blocks within the Olympic Precinct was a resounding success

Consultant

DSA (David Shreeve and Associates) is an Australian multi-discipline consulting practice. Phoenix was appointed by DSA to carry out the services during construction for this project.

Builder

Southern Cross Projects is an Australian construction organization that started in 1986 as a family owned business. Southern Cross has a proven track of projects success across all different building sectors.

Project Brief

A new **\$70 million** development built as the gateway to the Waterfront at Homebush Bay, Palermo consists of five buildings constructed on three separate lots, delivering 245 apartments

Phoenix was engaged to complete a **Services During Construction (SDC)** role which included monthly **site inspections** and **witness testing** of all mechanical services upon completion.

Challenges

The Olympic Park Precinct had recently attained a highly regarded reputation, and the challenge was on to ensure development of these residential units enhanced that reputation.

As a result very strict guidelines and design constraints were placed on the project team from the outset. In addition, this was a demanding project with a very tight project timeline.

Solution

By engaging Phoenix early in the project during construction a close productive working relationship was guaranteed to ensure its successful, on-time completion.

To fulfil the SDC role, Phoenix conducted regular site inspections and audits as mechanical services were completed.

Defects were both rectified early and eliminated from future stages. It also provided the project team with the confidence that no unwelcome costly issues would arise with these services later in the project.

Phoenix inspected and tested the following services;

- DX Air Conditioning system
- Toilet Exhaust system
- Garbage Exhaust System
- Car-park Supply and Exhaust System

Results

- ✓ Satisfied client
- ✓ Project completed on schedule
- ✓ Fully commissioned and tested mechanical services



Client	Architect
	
Builder	Hydraulic & Fire
	
Mechanical	Electrical
	
Hydraulic & Fire	
	
Independent Commissioning Agent	
	