

Project date:	2006 to 2010
Client:	Stockland
Type of project:	Building
Business sector:	Private
Project category:	Environmental Remediation and Residential
Project value:	\$120 million

Project Description

The Islands Apartments development in South Beach, North Coogee involved remediation of a contaminated site in a highly prominent beach side location as well as subsequent design and construction of four luxury apartment towers and a number of luxury beach houses. Two of the four were deferred due to the Global Financial Crisis.

The project involved various stages of work from site and dune remediation and enabling works, through to four stages of construction and handover. The finished project included a range of 2, 3 and 4 bed luxury apartments, penthouses, beach houses and a commercial tenancy, along with public open spaces and exotic landscaped public gardens. The project was developed from the outset with public safety in mind, with the busy foreshore kept open throughout the project, and staged handovers to maximise financial returns.

Our Role

NS Projects was appointed as the Project Manager and Superintendent for all stages of the project. Our role included procurement of the consultant team, coordination of all design stages, overseeing novation of the consultant design team to the head contractor, contract administration throughout all stages of the project, handover and subsequent post-occupancy works.

NS Projects played a pivotal role in establishing various processes for managing and monitoring quality of the delivered product, including defects control for all finished works which, with the luxury nature of the development, required an exceptionally high standard of finish.

Challenges Overcome

- The heavily contaminated site required substantial remediation in accordance with DEC guidelines. NS Projects oversaw the appointment and management of environmental and engineering advisors to successfully remediate the site.
- The prominence and high profile of the site meant that safety and segregation from the public was at the forefront of the project objectives from the outset.



Photos Courtesy Robert Frith

- The critical importance of safety management at all aspects of project delivery with processes was established for managing all Contractors to safely deliver the project.
- The Design & Construct contract and novation of the design team required NS Projects to put in place strong contract administration including the development of appropriate control processes.
- Structured quality management protocol to ensure the end product was aligned with the high quality requirements of the Sales contracts and specification.
- A range of interfaces with stakeholders including PTA, Water Corporation, Westnet Rail, City of Cockburn and City of Fremantle involved careful management to avoid unnecessary delay and disruption to the programme.

Our Team

- Stewart Greensmith, Project Director

Key Outcomes

- Successful completion of Stockland's largest completed apartment development in Western Australia.
- Master Builders Association 2010 Award Winner;
- Sustainable design principles incorporated throughout the development; and
- Successful remediation of a heavily contaminated site.