



► 'The Steps' Central Park

Abercrombie Street is continuing its long tradition of providing convenient housing for students with a new 'next generation' student accommodation building within Sydney's Central Park precinct.

Developed by Frasers Property and built by Richard Crookes Construction, Central Park Block 4S (as named by the site's concept plans) was won, and had to be completed, within a tight time frame. The use of Interpod's modular bathrooms was an integral part of the team's success; their way to ensure the building could be finished on time and on budget.

"With the size of the building and the short program, Interpod was effectively appointed after a tender process for their quality and the expediency with which they could deliver the bathrooms," explains Alex Sicari, Frasers Property.



A number of challenges presented by the site, which had minimal parking and very narrow corridors, also meant that a simplified management structure and process was desirable. On this end, specifying modular pods that could be easily installed on site was highly advantageous, and led to significant efficiency gains.

"At this stage of the game, we would be halfway to 65 per cent of the way through the project and all the bathrooms are installed and completed, which is unique to a project such as this. Typically the bathrooms will be completed towards the backend, whereas using the prefab bathrooms mean they get put in straight after the structure," says Sicari.

"The prefab nature of the bathrooms also allows minimal amount of trades inside the bathroom area, and that minimises the body of works and amount of defects that we incur during the delivery."



CHALLENGES

741 quality student bathrooms were needed fast, with no slab set-downs yet maintaining a reasonable ceiling height. A restrictive site with minimal parking and floor constraints were also issues: corridors measured only about 1.1m wide but 60 bathrooms had to be built on each floor. Traditional construction would have been extremely difficult and dragged out the program.

SOLUTION

Interpod's thin-floor system allowed the bathrooms to get down to 38mm and therefore achieve the required ceiling height – a feat unique only to Interpod in the Australian market. Because the bathrooms were manufactured offsite, less activity and labour, and in turn less amenities and facilities, were needed onsite.

RESULT

Using modular pods made for a more efficient construction program and contributed to the project's successful on-time completion. Bathrooms could meet the height design requirements without any compromise on quality. Reduced finance and capital costs for clients who only had to pay on completion.