



## CITY OF SYDNEY Refurbishment

### 52 DARLINGHURST ROAD, KINGS CROSS

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**PROJECT CATEGORY:**

Refurbishment / Design & Construct /  
Heritage / Commercial

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**CONSTRUCTION VALUE:**

\$1.40 million

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**CONTRACT TYPE:**

AS 4902-2000 Design & Construct

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**PROGRAMME DURATION:**

8 weeks

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**DESCRIPTION:**

The Darlinghurst Road project involved the complete refurbishment of the basement level, ground floor (part), level 2 and 3 of a heritage-listed building. The floors (approx. 2000m<sup>2</sup>) were converted from a shell into an open plan type layout in readiness for the floors to be leased as commercial office space. Works included the upgrade and additions to the existing mechanical AC, fire and electrical systems to suit the new open plan base building layout. Particular difficulties were encountered due to the buildings poor access and limited loading capacity of each floor. Materials were often delivered in small loads and carried manually via the stairs to each floor due to the restrictive size of the lift.

Cabling and other services had to be installed through the ceiling area of the Library, which required extensive liaison and coordination with the City of Sydney.

Kings Cross is a busy district with many night clubs and bars that are open throughout the night all through the week. To minimize the risk to the

public, deliveries from the street were organized for a small window of time in the early morning between the time the revelers leave the pubs and clubs and before the day staff arrive in the morning. This required careful planning and extensive labour to ensure the deliveries were completed within the allocated timeframe.

A high standard of finish was targeted and maintained throughout the building process to meet the stringent quality standards of the COS. The works, along with their restrictions and difficulties, had to be and were managed in a way that did not compromise the very tight construction programme period.

**KEY CHALLENGES:**

- Working above and below operational premises.
- Very restricted access for materials removal and delivery.

**PROJECT SUCCESSES:**

Delivery on programme without disruption to client operations.