

## Project Case Study

**TOTAL**  
**CONSTRUCTION**  
Concept to Completion

**Project**  
Senior Living Units  
**Location**  
Western Sydney, NSW  
**Client**  
Housing NSW  
**Project cost**  
\$18 million  
**Completion**  
November 2010



Lalor Park, NSW

Total Construction was awarded contracts in 2009 for design and construction of five senior living developments which were funded as part of the federal government's stimulus package in response to the global financial crisis of 2008.

The projects are in Merrylands, South Granville (2), Lalor Park and Northmead and have a total of 95 single and double bedroom senior living units. The design complies with Australian Standards for disabled access.

Preliminary design was by McLachlan Lister and under the terms of the contract Total Construction took over that preliminary design and was responsible for final design and construction.

Housing NSW acquired the sites and demolished existing dwellings before handing over to Total Construction. All sites had varying degrees of contamination which required remediation before construction could begin.

Although the dwellings are a simple concept, the site conditions and disabled access requirements for senior living presented significant design issues which required special attention to achieve compliance.

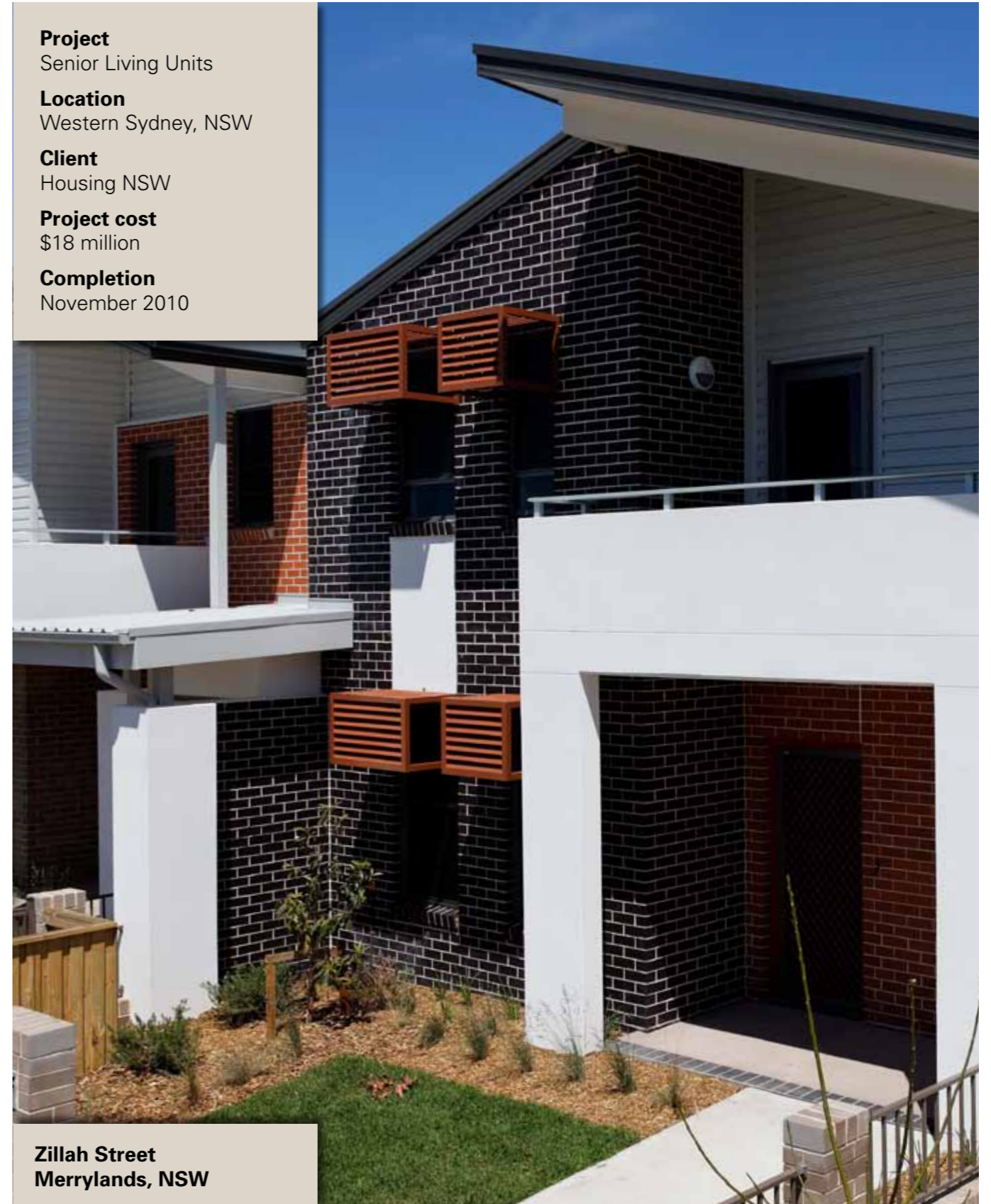


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Zillah Street  
Merrylands, NSW

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Zillah Street  
Merrylands, NSW



Byrnes & Mons Street  
Granville, NSW



Aubrey Street  
Granville, NSW

