

BUILDING BETTER RESIDENTIAL OUTCOMES

MAIN CONSTRUCTION COMPANY : TQM Design & Construct
ARCHITECT : DWA

The Addison Road, Marrickville development is a 4-storey mixed-use project comprising 21 apartments, two commercial tenancies, and basement parking. Delivered within a constrained urban site, the build required coordinated sequencing across structure, services, and fit-out, integrating residential and commercial functions within a single, efficiently planned building footprint.

TQM Group was engaged to deliver shoring, excavation, and full construction of the development, managing the transition from early groundworks through to final building delivery at Addison Street Marrickville.

Works were sequenced to maintain program continuity across multiple trades and interfaces, with particular focus on coordinating structural progression and services installation within a restricted site footprint.

“Our scope covered everything from the initial ground support through to completion, which allowed us to maintain control over quality and sequencing across the entire build,” said Project Manager, Greg Lambrousis.

A defining feature of the project was its architectural intent, which relied heavily on off-form concrete and precast elements. Achieving this level of finish required not only technical expertise but also a highly coordinated approach to detailing and material integration.

“One of the biggest challenges was delivering the off-form concrete and precast finishes to a high standard while ensuring structural performance,” Greg explained. “Particularly at transition points—where materials like precast and aluminium meet—there’s no room for error. The detailing had to be spot on.”

This attention to detail extended across all aspects of the façade, where multiple materials intersected and demanded a seamless, cohesive outcome. TQM’s early investment in design coordination proved critical in resolving these complexities before construction commenced.

Services coordination also presented challenges, particularly in managing connections for power, stormwater, water, and sewer infrastructure within a constrained urban site. Early engagement with authorities enabled TQM to mitigate potential delays, although latent site conditions required flexibility and problem-solving throughout the build.



“Even with early planning, you always encounter unknowns on site,” Greg said. “It was about adapting quickly and working through alternative servicing solutions without impacting the overall program.”

Quality assurance was a central pillar of TQM’s delivery strategy. The team implemented rigorous Inspection and Test Plans (ITPs) and maintained consistent site inspections to ensure compliance with both regulatory requirements and design expectations.

By prioritising early design coordination, TQM was able to streamline construction methodologies, allowing site teams to focus on workmanship and execution. This structured approach ensured that quality was embedded at every stage of the project.

Collaboration also played a key role in the project’s success. TQM worked closely with the design team, consultants, and client stakeholders to maintain alignment on program milestones, risk management, and quality outcomes.

“Open communication and early coordination made a big difference,”

Greg noted. “It meant we could resolve issues quickly and keep everything moving in line with both the program and the design intent.”

Innovation was evident in TQM’s construction methodology, particularly through the transition to predominantly precast concrete. This approach reduced reliance on in-situ formwork, improving efficiency, enhancing quality control, and providing greater certainty around project timelines.

The development also incorporates advanced building technologies, including smart intercom systems, facial recognition, and touch-access security, reflecting a modern approach to residential living. Sustainability considerations were integrated through the building’s northern orientation, maximising natural light and passive thermal performance, while high-performance glazing addressed both acoustic and energy efficiency requirements due to the site’s proximity to a flight path.

The result is a refined and cohesive development that successfully balances form and function.

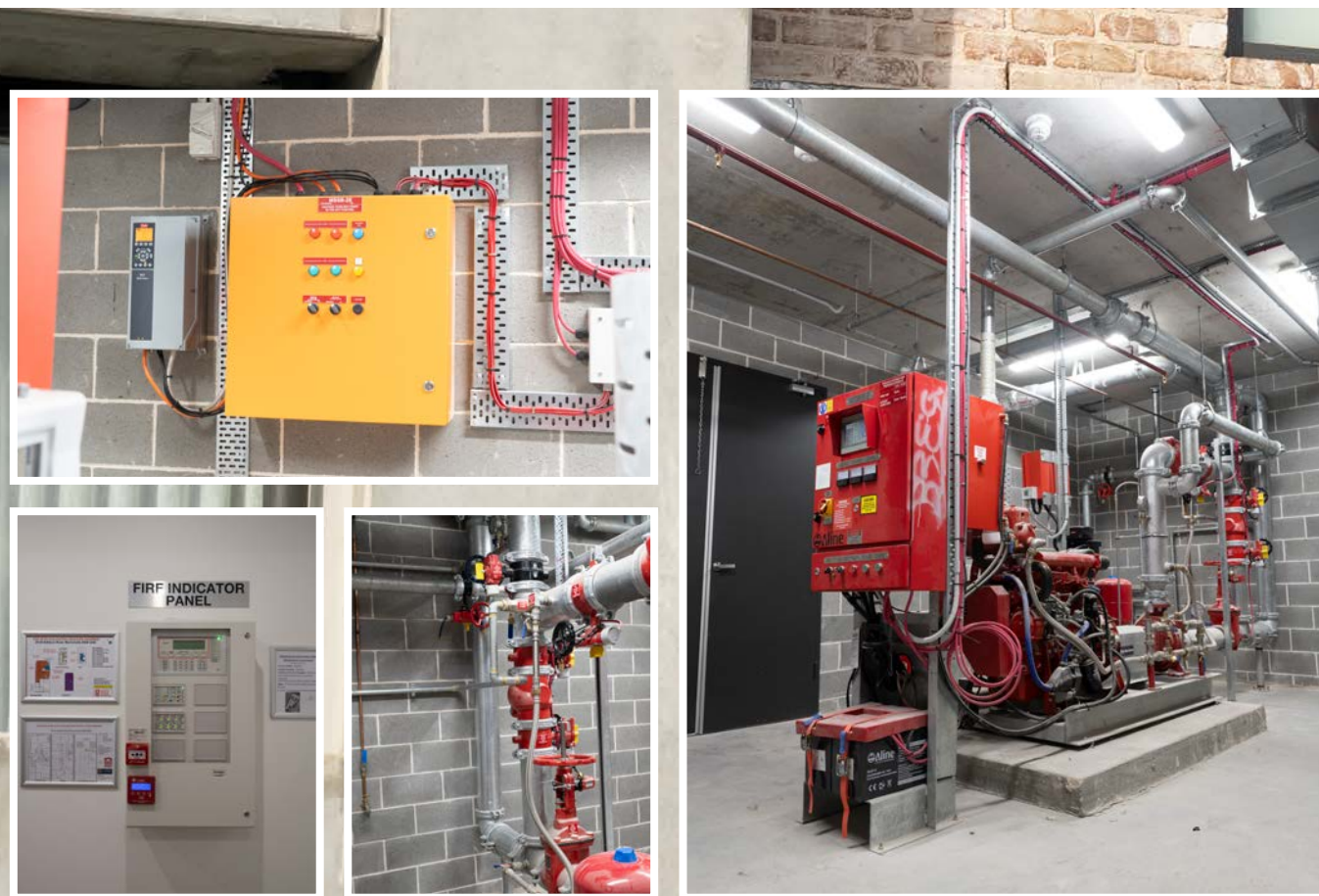


“We’re really proud of the outcome,” Greg said. “We hit the nail on the head in delivering a product that meets both the aesthetic vision and the practical performance requirements.”

Through its work on Addison Street, TQM Group has reinforced its reputation for delivering high-quality, detail-driven projects, underpinned by strong collaboration, technical expertise, and a commitment to excellence.

For more information contact TQM Group, Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205, phone 02 9556 1046, website www.tqmgroup.com.au

Below Espritec delivered end-to-end dry fire system integration, coordinating design, installation, and commissioning across building services interfaces.



END-TO-END FIRE SYSTEM DELIVERY ACROSS FULL BUILDING SERVICES INTEGRATION

Delivering a compliant fire system at Addison Street, Marrickville required precise coordination across multiple building services to ensure all detection, warning and evacuation functions operated as a single, integrated system.

Espritec delivered the design coordination, installation and commissioning of the dry fire system, aligning fire engineering requirements, documentation, and staged testing with mechanical, electrical and wet fire interfaces to achieve full system integration at handover. The system is designed to detect fire or smoke events and trigger a sequence of responses, ensuring safe and efficient evacuation.

Project Manager Vaibhav Vashisth (Manu) led the project's coordination from design through to delivery, working closely with the builder and consultants to ensure compliance at every stage.

“Our role involved reviewing fire standards in detail and ensuring the design was fully compliant, with no gaps in equipment or documentation,” Vaibhav said. “There’s a significant amount of coordination and technical review required to make sure everything aligns before installation begins.”

On site, Espritec managed the practical delivery, overseeing installation teams and ensuring the system was implemented in accordance with the engineered design. “We worked closely with other trades to ensure all systems were integrated correctly,” explained Aseem Marwaha, Fire Systems Supervisor. “The dry fire system connects with everything—from mechanical and electrical to wet fire—so coordination across all trades is essential to ensure the sequence of events operates as intended.”

Due to the nature of fire systems, Espritec’s involvement spanned the full project lifecycle, from early-stage coordination through to final testing and commissioning. “We’re involved from the very beginning and are often the last to finish, because we need to test and verify every input across the system,” Aseem said.

The result was a fully compliant system that passed inspection on the first attempt—highlighting Espritec’s commitment to delivering precise, reliable and safety-focused fire solutions in complex construction environments.

For more information contact Espritec, phone 02 8678 4989, email services@espritec.com.au, website www.espritec.com.au

Below Mycon Air delivered Design & Construct mechanical services at Addison Street, integrating HVAC, ventilation, and plant systems.



INTEGRATED MECHANICAL SERVICES DELIVERY AT ADDISON STREET, MARRICKVILLE

Delivering mechanical services within architecturally driven residential developments demands meticulous coordination, technical expertise, and seamless integration across multiple building systems. At the Addison Street project in Marrickville, Mycon Air successfully delivered a comprehensive Design and Construct (D&C) mechanical package for 21 apartments and associated common areas.

Mycon Air’s scope incorporated the complete mechanical services solution. By managing the entire mechanical package, the company ensured consistency across all systems while streamlining project delivery and coordination. “We undertook the entire mechanical scope of works,” said Mycon Air Director, Miro. “This included basement ventilation, all apartment HVAC systems, and wet area ventilation, allowing us to provide a fully integrated solution throughout the development.”

One of the project’s most significant challenges arose at rooftop level, where limited plant space required the accommodation of 21 condensers alongside solar infrastructure, skylights, hydraulic services, and associated ductwork within a highly constrained area. Achieving this arrangement demanded detailed spatial planning to maintain code-compliant clearances, accessibility for maintenance, and efficient service integration without compromising architectural intent.

Overcoming these constraints required extensive collaboration with other trades, including hydraulic and solar contractors, as well as strategic redesign of the ductwork layout to maximise the available space. Through careful coordination and proactive problem-solving, Mycon Air delivered a compliant, accessible, and highly efficient rooftop plant arrangement that met both performance requirements and the project’s architectural objectives.

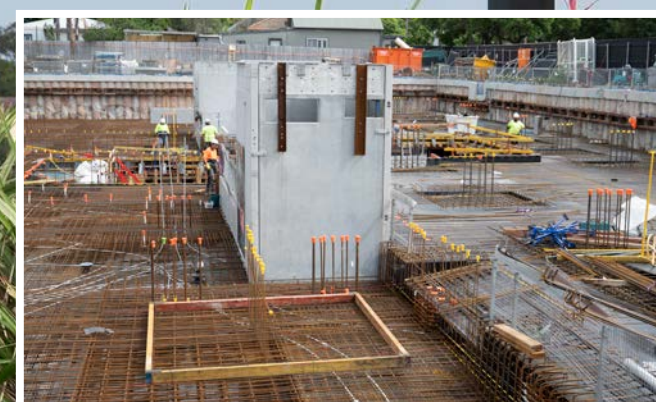
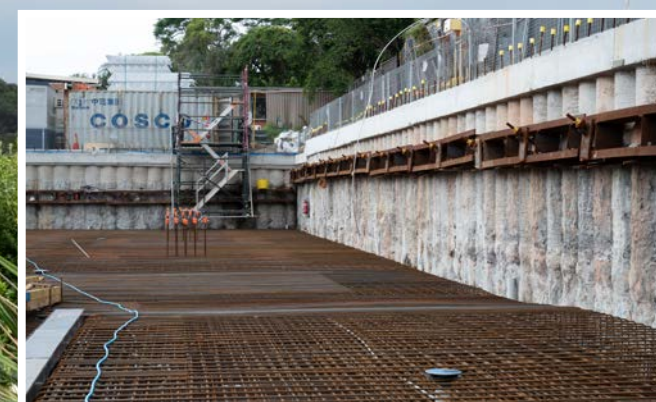
“Experience certainly plays a major role, but communication and coordination with the other trades are the key to successfully delivering projects of this nature,” Miro said. With a reputation built on delivering complex, high-end residential developments across Sydney, Melbourne, and Brisbane, Mycon Air continues to demonstrate its ability to overcome technical challenges while maintaining exceptional quality standards.

The Addison Street project further reinforces the company’s commitment to delivering innovative and efficient mechanical solutions that integrate seamlessly within carefully considered built environments.

For more information contact Mycon Air, phone 02 9191 7393, email sales@myconair.com.au, website www.myconair.com.au



Below Fine Steel delivered 300 tonnes of precision structural steel, coordinating fabrication and sequencing for tight tolerances at Addison Street.



ACHIEVING STRUCTURAL TOLERANCES BETWEEN STEEL AND CONCRETE SYSTEMS

Delivering structural steel within tight construction tolerances requires precise fabrication control and coordinated sequencing with on-site works. At Addison Street, Marrickville, Fine Steel supplied and fabricated approximately 300 tonnes of structural steel, aligning detailing, manufacturing, and delivery with the project's concrete structure and construction programme.

“Our scope included the fabrication and delivery of key load-bearing structural members, connection plates and secondary steel elements that form the backbone of the building's structural system,” said Richard Cai, Managing Director of Fine Steel. “This included precision-fabricated beams, columns, connection assemblies and supporting steelwork integrated with the concrete structure.”

All steel components were detailed, cut, drilled and fabricated in-house, allowing Fine Steel to maintain strict quality control throughout the manufacturing process.

“By managing fabrication internally and coordinating closely with the project team, we ensured that every component arrived ready for installation and sequenced to match the construction programme,” Richard said.

The Addison Street project also presented technical and logistical challenges typical of inner-city construction, including tight tolerances between steel and concrete elements and restricted site access.

“Achieving these tolerances required extremely accurate detailing and fabrication,” Richard explained. “We used coordinated digital modelling and detailed shop drawings to verify every connection before fabrication began.”

Fine Steel also worked closely with the builder to schedule just-in-time deliveries, ensuring steel arrived when needed without congesting the site. “For us, it's about more than delivering steel, it's about supporting our construction partners and strengthening the foundations of the project,” said Richard

For more information contact Fine Steel, 271 Edgar Street, Condell Park NSW 2200, phone 1300 894 692, email sydney@finestel.com.au, website www.finestel.com.au