

PAST PROJECT : GLADSTONE FACTORIES



CLIENT

- > Private Developer

LOCATION

- > Warragul, Victoria

ARCHITECT

- > D&C
- > Kubale Constructions

VALUE

- > \$1.35m

STATUS

- > Completed Jul 2012

SUMMARY

- > This private development project was won by Kubale Constructions and involved design and construct services by our staff. The site needed redevelopment because it was prone to flooding and could not be safety tenanted.

The existing large steel frame building was stripped and the bottom portion coated in water proofing materials. The steel frame was then extended onto an adjoining block to increase the building size. The floor level of the site was raised by 1m with compacted soil and a new slab was poured around and over the existing footings.

Tilt slab walls and new roofing then partitioned the building into three separate factory units which are now ideal for warehousing and retail operations. The superstructure involved concrete slab and panels with wide span steel portal roof framing, while the extremities were clad in Alucabond and commercial glazing. Mezzanine floors are incorporated on the second level of each tenancy for office space.

The ground works and early demolition of the building cladding was a very challenging and the project was completed on time and within budget.

CONSTRUCTION TECHNIQUES EMPLOYED

- > Design and Construct project
- > Complex excavation and trenching
- > Tilt slab boxed and poured on site by Kubale Constructions
- > Sound proofed interior walls and firewall