

# 8 STOREY APARTMENT COMPLEX KANGAROO POINT, QLD

Bay Building Services had been set the task of carrying out the replacement of the defective roof and wall metal wall cladding of this 8 storey high rise residential unit block.

A complex scaffold design was required for the project due to various site considerations. The architectural feature at the corners included large bricked pyramids. The corners of the scaffold were fully supported onto to a series of large steel beams resting on steel tube and fit rostrums. Despite limited access, a large loading bay and pedestrian hoarding were erected at the front of the building.

Another feature of the site and significant planning consideration was a large 200 year old fig tree positioned at the front corner of the block and overshadowing the front driveway. As the site falls within the Brisbane city council, the tree has a V.P.O (vegetation protection order), prohibiting any damage or pruning occurring to the tree. Street closures and a 45 tonne city crane were required to navigate the materials around the tree and onto the 26 meter high loading bay. With no ground level laydown areas, all waste material was loaded directly to waiting transport and disposed of offsite.

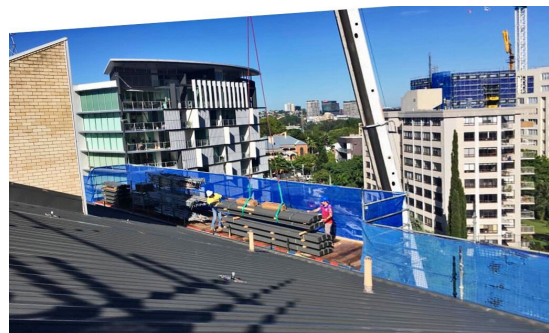
The complexities of the site access and scaffolding design in no way overshadowed the complexity of the roofing works. With 8 sections of roofing being replaced and 5 elevations of wall cladding, we saw the need for numerous elements of scaffolding needing to be built directly onto the roof.

The project took less than 4 months from initial site preparation to final clean up. During the course of the roofing works we encountered 2 unseasonal periods of heavy storms including Ex-Cyclone Oma. Despite the extreme weather conditions no water ingress was reported during the construction phase.



COMPLETED SCAFFOLDING

BBG TEAM: Bay Building Services  
PROJECT TYPE: Commercial  
PROJECT SIZE: 400m<sup>2</sup>  
BUILDING TYPE: Residential Unit Block  
PROJECT VALUE: \$403k



LARGE SCALE PROPERTY