
Case study

Bella Vista Apartments Project

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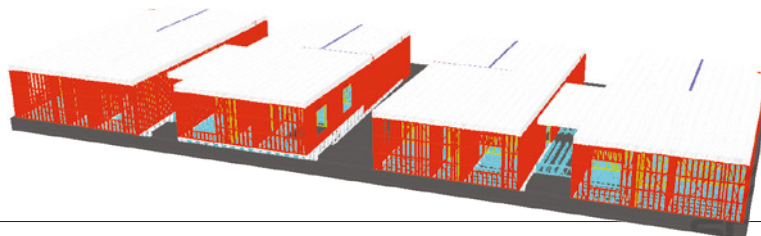
SBS Group

Bella Vista Apartments





SBS Group overcame multiple challenges to deliver the top level structure for a new apartment building in Mt Buller, VIC.



Project Summary:

VIC-based builder, One Construction Group awarded SBS Group the Light Gauge Steel (LGS) framing contract for the top level of a six storey luxury apartment complex. The timing was tight due to constrained construction periods imposed by the snow season and resort management. The construction methodology of the rooftop chalets required a frame-design that would accelerate construction and reduce onsite fabrication to allow for completion prior to the snow season.

Top level wall frames and trusses made from TRUECORE® steel were detailed, engineered and fabricated in-house at SBS Group to withstand heavy snow (up to 7.5kPa snow load) and delivered in time before the winter season set in.

Sources:

- Angus Kay, Project Manager, One Construction Group (AK)
- Nigel Grimshaw, Sales Manager, SBS Group (NG)

Project Goal:

- To deliver an LGS framing system for the top level structure in one of the highest snowfall areas of Australia.

Key Challenges (NG):

The prefabricated LGS system designed by SBS Group needed to fit the following criteria:

- Withstand anticipated heavy snow loads without jeopardising height restrictions.
- Achieve the required Bushfire Attack Level (BAL) rating.
- Enable fast erection due to tight program timeline (which was driven by the impending winter season).
- Minimise crane time.
- The top level needed to be as light as possible to not impact lower floors, however they also needed to be able to support heavy snow loads.

Project Details

Project: Bella Vista Apartments

Location: Mt Buller, VIC

Architect: Salter Architects and SL Architects

Principle Steel Products: over 25,000m of framing made from TRUECORE® steel

Builder: One Construction Group

Steel Fabricator: SBS Group

Key Benefits Delivered (AK):

Speed:

- The prefabrication of the framing system reduced the erection process by four to six weeks (when compared to traditional stick built methodology).

Efficiency:

- Services and finishing trades were able to rough in without any framing straightening being required since, once installed, LGS framing does not bow or twist.

Integration:

- By using an LGS solution, One Construction Group was able to avoid using the portal-framed system with the infilled framing, and still satisfy the fire engineering requirements.

Outcomes:

When discussing the project, Angus Kay said this about the SBS Framing System made from TRUECORE® steel. "The frames were prefabricated which halved our erection process when compared to 'stick building'. We saved at least half the time by prefabricating and erecting onsite – approximately four to six weeks were saved."

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