



LAVARACK BARRACKS STAGE FOUR

BARRACKING FOR THEISS, COFFEY PROJECTS & DEPARTMENT OF DEFENCE

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MAIN CONSTRUCTION COMPANY : Thiess
ARCHITECTS : Bligh Voller Nield and Conrad Gargett Architecture
STRUCTURAL ENGINEER: MPN Consulting
CIVIL ENGINEER : AECOM
CLIENT : Department of Defence
PROJECT MANAGER : Coffey Projects
PROJECT END VALUE : \$207.2 Million
COMPLETION : February 2011

The main purpose of the Lavarack Barracks project was to provide modern facilities and infrastructure to facilitate operational and strategic training and deployment for the army.

Located near Townsville in Queensland, the facilities at Lavarack Barracks have been upgraded over three stages but there were still necessary works that needed to be dealt with in Stage 4. The Lavarack Barracks showed layout inefficiencies along with cramped and temporary working accommodation that no longer provided the necessary requirements to support a modern army. It was important to provide first class facilities for defence personal to live, work and train.

The Stage 4 works included the refurbishment of existing buildings which incorporated repairs, maintenance and occupational health and safety considerations. The project also saw the provision of new facilities where needed. The scope of works included office accommodation, training areas, Quartermaster storage, communications facilities, workshops, vehicle shelters, transport compounds and service infrastructure.

It was a requirement of this project to make use of the existing infrastructure, where appropriate, to minimise capital outlay.

Stage 4 of the Lavarack Barracks project required the managing contractor to consider and develop the existing 35 year old buildings as part of the 'adaptive reuse' development strategy that was required by the Department of Defence. Through extensive consultation with the client, stakeholders and user groups, Thiess and its consultant design team have successfully delivered a cost effective and efficient adaptive reuse strategy as part of the 'build new' precinct requirements.

Energy efficiency and cost effective design were a priority for the Lavarack Barracks. During the refurbishment and development, it was necessary to look at environmental issues such as design elements that would be sustainable during cyclonic conditions. Another key element was the use of readily available and durable materials that would provide longevity and minimise ongoing maintenance. It was essential that the new facilities worked in line with the existing structures and security requirements were met and functional at all times.

Founded in 1934, Thiess provides 76 years of experience and knowledge, in the delivery of large, complex buildings. As one of Australia's largest construction and services contractors, Thiess employs over 20,000 employees and has delivered more than 50 quality assured Defence facilities. Thiess has more than 20 years of continuous experience designing and constructing state-of-the-art infrastructure for the Department of Defence.

Coffey Projects role in the Lavarack Barracks upgrade was project management and contract management which included advice on all aspects of the development and government approvals. Coffey Projects is a world leader in project management, boasting one of the largest and most knowledgeable team of project management specialists.

Lavarack Barracks is a major Australian Army base and is currently home to the Army's 3rd brigade and 11th brigade, which forms part of the Army's Ready Deployment Force. The barracks supports close to 4,000 military and over 600 civilian personnel. Lavarack Barracks was named after Lieutenant General Sir John Lavarack who was an army officer during both World Wars and was Governor of QLD (the first Australian to be so appointed) from 1 Oct 1946 until 25 Jan 1957.

HIGH GRADE MILITARY PRECISION CARPENTRY

The redevelopment of the Lavarack Barracks in Townsville, Queensland was spread over four stages. The primary objective of Stage 4 was to reform the Lavarack Barracks into a more modern facility to maintain the needs of a growing army and provide a functional infrastructure to support the Defence Department and their personnel.

CD Projects was engaged to carry out carpentry work along with internal partitions, ceilings and linings on the Infantry Troop facilities. The quality workmanship provided by CD Projects has proven to support the modern finish and functional design that was a key element on the Lavarack Barracks project.

Lavarack Barracks is an important base for the Army's 3rd Brigade and several other Defence Force units. This multi-million dollar project incorporates a mix of new buildings along with the refurbishment of existing facilities and infrastructure. Stage 4 has also seen an upgrade to the base gymnasium and sporting fields.

CD Projects is a well established and respected member of the Queensland construction industry. Founded over 31 years ago, they have gained a reputation for always producing quality workmanship in even the most difficult circumstances. CD Projects work to all types of budgets and specialise in commercial construction. They have an impressive history of completing works on time and within budget.



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TILERS THAT COOK UP A STORM

Careful planning and reliable logistics providers were a key element on the Lavarack Barracks project. Responsible for commercial tiling, Cook Ceramics carried out work on the Lavarack Barracks, which included up to 60 showers in several buildings spread across two regimental precincts.

Working in a Defence Environment was at times challenging for those involved. "Security clearance was in place and made it slightly challenging when immediate access to the base was required for delivery of special goods and equipment," said Jarrod Cook of Cook Ceramics, "The sheer size and spread of the base required new staff and contractors to be correctly inducted, and be courteous and sensitive to the needs and integrity of the Defence Organisation."

Considering the sheer number of users per day, especially for the infantry regiments, was enough to try any system to its limits. Cook Ceramics worked closely with Mapei Australia to come up with a workable solution that would conform to the Defence environment.

To mitigate the OHS&E risk to employees, and to protect the diverse flora and fauna environment at the Barracks, Cook Ceramics decided to have all cement screeds batched off site and delivered. This required some lengthy consultation with their concrete supplier to formulate

a product that would allow for the required working/curing times whilst still ensuring specific high performance qualities needed on this project.

To alleviate discolouration and to enable the tile grout to be easily cleaned throughout its intended life, Mapei's **Ultracolor Plus** one component, antibacterial, water repellent and fast setting grout was used in this installation. While not requiring specialist applicator knowledge, this product greatly reduced installation time and furthermore some two years on from the first application the results are still outstanding.

Specialising in large project supply and installation, Cook Ceramics provides a totally integrated tiling service.

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