

Bella Vista Apartments

BUILDER / One Construction Group

ARCHITECT / SL Architecture & Salter Architects

LOCATION / 15 Summit Road, Mt Buller

TOTAL L/M OF STEEL FRAME SUPPLIED / 25,211

TOTAL M² OF SBS GROUP FOOTPRINT AREA / 681.85

FLOOR COUNT / 6

THE PROJECT CHALLENGE /

A pre-fabricated system was required to support a 7.5kPa snow load without jeopardising the ceiling height, achieve the required BAL rating and enable quick erection on site due to limited construction time frames.

THE SBS STEEL SOLUTION /

- Top level walls and trusses were detailed, engineered and fabricated in-house to withstand heavy snow. Frames were delivered in time before the winter season set in.

In the builder's own words:

- By using an LGS solution we avoided using a portal framed system with infilled metal framing, satisfying the fire engineering requirements.
- The frames were pre-fabricated which reduced our erection process from stick building by at least half the time – saving approximately 4-6 weeks.
- The frames were extremely accurate to the shop drawings.
- Steel framing does not bow or twist which meant that our services and finishing trades were able to rough in without any framing straightening required.

Angus. K (Project Manager)

