

# Project Case Study

**TOTAL**  
**CONSTRUCTION**

Concept to Completion

**Project**

Self Storage Facility

**Location**

Brookvale, NSW

**Client**

Kennards Self Storage

**Project cost**

\$7 million

**Completion**

August 2004



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Total Construction designed and constructed this new facility for Kennards Self Storage in 2004. Design was by MCHP Architects.

The development comprises a basement level covering almost the whole site (approx 3800m<sup>2</sup>) with two separate buildings above. These three-storey and two-storey buildings house approximately 1000 self storage units including temperature and humidity controlled wine storage with capacity for expansion. The exterior premium metallic Colorbond finish, architectural sails and Bondor finish on the road frontage, make it a flagship store for Kennards Self Storage.

This was a complex project, as the finished basement level is well below the natural water table. The solution was a secant pile wall on all boundaries. This massive undertaking involved two piling rigs working continuously for three months. The basement slab was laid over a Voltex membrane to ensure a completely watertight building.

Another success was a fire engineered solution for a Type A construction which significantly reduced construction costs by approximately \$1 million and contributed towards the completion date being ahead of program.

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