

Case Study  
**CAR PARK**  
Parkville Gardens  
Carpark in  
multi-residential  
apartments



**Client:**

Australand

**Architect:**

SJB Architects  
25 Coventry St  
Southbank VIC 3006

**Engineer:**

Irwin Consult  
3/289 Wellington Pde  
Sth Melbourne VIC 3030

**Project:**

Parkville Gardens Carpark  
in multi-residential  
apartments

**Location:**

Cnr Kade Way & Galada  
Ave, Parkville VIC

"Australand primarily deals with low rise residential projects and drives project efficiencies through the use of onsite framing carpenters to install the TECSLAB™ system thus removing the need for wet pour trades. We also selected the TECSLAB™ system for it's acoustical and fire rating properties. So far we have used the TECSLAB™ system in the first three stages and are very pleased with the results."

**Darren Stock**

Development Manager  
Australand



## Project Information



### INTRODUCTION

Parkville Gardens is a low rise development consisting of 1 and 2 bedroom apartments. Unique to this development is the use of the TECSLAB™ system in a car park application. This innovative composite system of 75mm Hebel® Powerfloor™ panels laid on 300mm and 400mm TECBEAM™ joists provides a transition from a conventional wet pour method to a lightweight timber construction system.



### CHALLENGES

Australand commissioned SJB to design a ground level car park that had a sleek spacious feel without compromising the structural integrity of the multistory apartment building.

### SOLUTIONS

The high performance TECSLAB™ system has enabled services such as plumbing and wiring to be concealed as they are fed through the TECBEAM™'s web-holes and suspended from the beams.

The Structural integrity and strength of the beams allowed for spans of up to 7 meters in length. Due to the lightweight properties of the system fewer columns were used resulting in a more open design that otherwise could not be achieved with a wet pour system.

Australand's decision to employ the TECSLAB™ system has seen significant cost saving, a quicker on site build, a reduced need for concrete columns, and easy installation of services with the majority of work was carried out by onsite framing carpenters.

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