



*Podium repairs underway*



*Podium repairs completed*



*Carpark repairs completed and coating applied*

## Team completes major concrete repairs, roof membrane and landscaping despite tough location

**The problem:** The primary affected areas of the building were the lower and upper car parks as well as the podium/terrace level above the upper car park. The podium slab had no membrane to prevent water ingress to the slab below. There was severe concrete spalling to the car park beams, soffit and columns due to carbonation attack and the lack of slab membrane above. Perimeter parapet brickwork and lower level brickwork also needed rebuilding.

**The constraints:** Because the building is on a busy intersection, materials handling, debris removal and deliveries were a major issue for site management. Also there was a bus stop directly under a very deteriorated section of the parapet wall. The car park had to be emptied of residents' vehicles.

**The solution:** The works were planned and delivered systematically, ensuring all trades could operate on site simultaneously and without incident. Use of pumping equipment for the concrete pour and soil replacement also helped, notwithstanding the traffic management issues.

**The methodology:** The existing path was removed, the membrane taken into the cavity and new pathway poured. The two layer membrane was also applied over the entire slab. Matching brick dwarf walls were constructed to form the new garden area and also to take the stormwater to drains via a new channel. A drainage cell was placed on the membrane, and new topsoil and grass laid on top. Concrete repairs were undertaken by traditional means and, in some areas, rendered. All car park concrete was cleaned and coated with a high performance anti-carbonation coating.

**The result:** By working closely with the owners and the consultant, the repair team successfully managed all site issues to deliver the project on time and without incident.

**Project consultant:** Diagnostech

**Contact:** Dennis Stephenson 9925 0288

**Completed:** January 2009



25/6/2009

Project Ref: 283.200704  
Letter No.: 11914

To whom it may concern,

**RE: SHIRLEY ROAD, CROWS NEST  
PODIUM WATERPROOFING AND CONCRETE REHABILITATION**

On behalf of the Owners Corporation of SP138, Diagnostech procured tenders from a number of specialist contractors for a complex remedial building project consisting primarily of concrete repair and waterproofing. Preservation Technologies were the successful tenderer and were awarded the contract to meet the demands of an Order issued by local Council to restore the structural integrity of the podium level of the building. The scope broadly consisted of;

- Demolition of existing landscaping and finishes from the highly prominent podium area
- Installation of a new high quality waterproofing system
- Restoration and reconstruction of detailed brickwork
- Extensive structural repairs to badly deteriorated car park concrete columns and beams
- Application of new protective coatings
- Restoration of landscaping

The project was subject to a variety of difficulties including limited access, restricted traffic controls and as common with remedial projects the requirement to undertake a disruptive project whilst maintaining the amenity of the building for the residents.

Preservation overcame these difficulties professionally and diligently and delivered a high quality project to the complete satisfaction of the client and of the Council who expressed much praise for the level of detail and professional finish of the works.

As Project Managers we found Preservation easy to deal with, fair and very professional.

I am happy to provide a reference for Preservation Technologies and look forward to working with the team on future projects.

Yours sincerely,  
Diagnostech Pty Ltd

Dennis Stephenson  
(Managing Director)