



Colton Avenue Apartments, Lutwyche

Kane Constructions was engaged by Market Place Developments, representing Queensland Department of Housing and Public Works, under an Early Contractor Involvement (ECI) phase to lead the Design and Construct contract of 24 proposed social housing units in Lutwyche.

The stringent ECI phase ensured the units were designed to make them easier and safer to use for occupants including; people with a disability, ageing Australians, people with temporary injuries, and families with young children.

Following the ECI phase, Kane were engaged to complete the construction works. These works include the demolition and safe removal of asbestos to the existing two dwellings, following with earthworks and construction of 24 one bedroom apartments. The building consists of a partial basement and four levels.

In the initial design, Kane identified the requirement for a single floor waste in all bathrooms, with water to drain into the shower, however, it was also a requirement for glass shower screens which would typically not allow for the water to drain. Kane worked with the nominated supplier to successfully custom design and manufacture a shower track which would allow water to pass through the bottom track of the system and achieve the required DDA falls within the bathroom.

Kane redesigned the metalwork and balustrading to provide a more cost effective solution, whilst maintaining privacy and aesthetic requirements. This included implementing products 'off the shelf' rather than custom designed and using opaque glass for privacy.

Located in the inner city suburb of Lutwyche, the units provide residents with easy access to the Lutwyche bus station, Albion train station and Lutwyche Centro Shopping Village.

This project reached Practical Completion in the third quarter of 2018.

Kane Constructions Pty Ltd
kane.com.au

Client

Market Place Developments

Consultants

Mode

Inertia Engineering

BCA Consultants

Hage Hydraulic Design Consultants

Location

Queensland

Value

\$6M