SAGLE

CHARLES STURT INDUSTRIAL ESTATE

Woodville, SA





INDUSTRIAL

$36 MILLION

37,000M² GLA

3 YEARS

6 BUILDINGS

THE BRIEF

Design and construct 6 new office warehouse industrial buildings including heavy duty pavements, internal roadways, carparking and landscaping. The works were delivered over a 3 year period from 2021 to 2024.

DESCRIPTION

Stage one of this project was awarded to Sagle via a competitive Design and Construct tender process. Due to the success of this initial stage, primarily driven by the methodologies employed to manage latent ground risks, Sagle was subsequently awarded the remaining six buildings, totalling 37,000 sqm, along with approximately 40,000 sqm of hardstand, pavements, and car parking.

The site, formerly a Holden car manufacturing facility, presented significant latent condition risks to the developer. These included concrete machine bases, service tunnels, and contaminated soils. Through meticulous planning, off-site disposal of contaminated soils were avoided, and remnant building structures were either left or integrated into the new buildings to minimise latent risk.

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DESIGN PROCESS & PROJECT SCOPE

The ISPT industrial brief was successfully delivered through a combination of strategic reuse, risk mitigation, and collaborative design integration.

A key feature of the project was the reuse of existing fire infrastructure, including pumps and tanks, which were integrated with a newly installed sprinkler and hydrant ring main, consequently reducing capital expenditure.

To address the significant latent conditions, we deployed the following strategies:

Finished Floor Levels (FFLs) were carefully designed to allow contaminated soil to remain in situ, avoiding costly and environmentally sensitive disposal.

Siphonic drainage systems were employed to minimise in-ground excavation, reducing the need to disturb machine bases and contaminated zones.

A detailed site survey was conducted to accurately locate all obstructions. These were then integrated into the sub-structure design, ensuring minimal disruption and maximum efficiency.

Collaboration with the trade market was essential to ensure that all costs were captured and risks appropriately managed, resulting in a highly coordinated and cost-effective delivery.

This thoughtful and methodical approach was pivotal to the project's success, demonstrating ISPT's commitment to sustainable development, risk-aware planning, and value-driven execution.

BUILDINGS DELIVERED

Building delivered summarised as follows:

Building 1 and 1a: Speculative build (no tenant at contract execution)

Building 2: Dual tenancy, Targeting 5 Star Green Star certification

Building 3: MacTaggart Scott (naval defense) – clean spaces, gantry cranes

Building 4: JB HiFi – racked goods integration

Building 5: Speculative build (no tenant at contract execution)

Building 6: Ironman 4x4 – delivered without tenant



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TECHNICAL SPECIFICATIONS

Heavy-Duty Pavement Design
- Subgrade and base course layers were strategically placed over existing machine bases and redundant slabs. This approach preserved structural integrity while maintaining the required fall gradients outlined in the design brief.

Internal Slab Engineering
- All internal slabs were engineered to meet a 30-year design life.
- 40kPa point Uniformly Distributed Load (UDL).
- 8-tonne tracking point loads.
- Minimum 160mm thick fibre-reinforced concrete, with select tenancies requiring Green Star-compliant materials.
- Burnished finished floors across all buildings to enhance durability and visual appeal.

Structural Systems
- Dado wall construction for robust warehouse envelopes.
- Prefabricated office framing for efficient and high-quality fit-outs.

Logistics & Access Features
- Cantilever loading canopies for weather-protected operations.
- Recessed loading docks for streamlined goods handling.
- Heavy-duty external pavements and secure yards with 15m tubular steel sliding gates.

Integrated Tenant Coordination
- Designs were tailored to accommodate tenant machinery layouts and future fit-out needs, ensuring operational efficiency and adaptability.

Reuse of Existing Infrastructure
- Existing fire pumps and tanks were retained and integrated with new sprinkler and hydrant ring mains, reducing environmental impact and capital expenditure.

Flexible Construction Sequencing
- Enabled responsiveness to evolving tenant requirements and site conditions, supporting staged delivery and minimising disruption.