

Oxford Falls Commercial Premises



Client: **CC Pines Pty Ltd**

Location: **Oxford Falls, NSW**

Project Cost: **\$1,000,000**

In 2005 CC Pines needed to move into new commercial premises as the business continued to grow. We decided to design and build our new premises as a “project” using our own staff and sub contractors.

The project was completed in 2006 and resulted in a complex that includes two office areas, a plant storage shed, a warehouse, timber and metal fabrication shops, a sand blasting facility, external storage space and two car park areas. The site has also been landscaped to include a gazebo and BBQ area and environmentally conscious erosion control measures. This complex provides us with a capability which cannot be matched by builders without these facilities for fabrication, material treatment and storage.



The main office complex was constructed using a combination of new materials and materials recovered from previous projects. The top floor frame was assembled on the ground using our internal tradesman, and then raised into place using a dual crane lift which avoided extensive working at heights. The site was prepared from scratch including clearing vegetation, excavation and pouring of footings.



A steel fabrication shed and timber shop we constructed adjacent to the main building. Lightweight steel framing and steel cladding were used and the sheds have been fit-out with compressed air, power, benches, storage areas, a sand-blasting bay and welding facilities.



The main warehouse and office facility was built into the fall of the site which now creates a unique facility with abundant level storage areas and elevated office space. The office space sits above the warehouse and material storage areas have been installed around the perimeter. The paved areas were completed using interlocking pavers to cope with the heavy vehicle wheel loads and tracked equipment.