



Caversham, WA



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Balwyn Caversham Pty Ltd - Balwyn Caversham Estate

Overview

In 2014, Balwyn Caversham Pty Ltd began developing 258 lots over several stages on their land located in Caversham. McDowall Affleck were engaged to design, document and superintend the construction of the earthworks for the entire site using specialised compaction equipment to overcome issues including deep loose sands, uncontrolled fill and high groundwater. Once complete; the roads, drainage, sewer and water reticulation, underground power and NBN were designed and constructed for the lots.

Type of Engineering Work

Civil Engineering - Land Development

Work Timeframe

Stages 1/2	Feb 2014 to Aug 2015	(135 lots)
Stage 3	Aug 2017 to Dec 2018	(48 lots)
Stage 4	Dec 2018 to ongoing	(6 lots)

Contract Value

Approximately \$9.8 million

McDowall Affleck Contact

Michael Ferritto

Scope of Work

- Design and documentation of all bulk earthworks
- Design and documentation of acoustic boundary walls
- Superintendence of construction to acoustic boundary walls and bulk earthworks
- Design of roads, drainage, retaining walls, sewer and water reticulation
- Superintendence of civil works for all three stages of the project

Project Challenges

The future widening of Reid Highway impacted the design and construction of the acoustic boundary walls as the wall will need to be increased in height at a later date by MRWA.

How we managed this

McDowall Affleck utilised our structural engineering team to design an acoustic boundary wall with laterite coloured limestone blocks. The wall was built within budget, to be both appealing aesthetically and to meet the appropriate building standard so it could be easily extended in height without structural modification to the existing wall.

Value Engineering

The ability to utilise our structural team at McDowall Affleck allowed us to control the project delivery in house. This enabled a fast response to any changes to the design of the land development, while delivering the project within our client's timeframe and budget.

