

BOMBALA SAWMILL, PROJECT NAMU

Overview

Zauner Construction successfully completed, on time and within client budget, the \$69m significant expansion of the Dongwha Timbers Pty Ltd (TASCO) sawmill and pole production facility, located outside Bombala in the remote south-east corner of NSW in 2013.

The project included construction, testing and commissioning of three new building totalling 6,000m² and associated boiler, kiln and significant electrical infrastructure works.



The expansion increased radiata softwood log processing from 106,000 to 300,000 tonnes per year and treated timber output from 31,800m³ to 150,000m³ per year.

A key milestone for Zauner was having the works sufficiently completed to allow the vendors 35 Tonnes of equipment, imported from Finland and installed by Finish engineers, to be lifted into the building from above. Once the equipment was in, the roof was completed quickly to allow the equipment to be installed and commissioned, and also work in with various other nominated contractors on the site.

The Green Mill and Log Yard Works included heavy duty concrete foundations for log (tree trunk) handling, floor slabs, steel portal super structure, timber framed mezzanine floors (built around two storey high equipment), platforms, stairs and other secondary steelwork structures, metal roof and wall cladding, 20 electrical sub-distribution rooms and office fit-out. Services included mechanical, fire, and hydraulic, overhead travelling crane and compressed air systems. Electrical services included the installation of seven kiosk transformers, distribution boards, lighting and associated controls, lightning protection.

Drying Mill & Treatment Plant Buildings provide warehouse structures that contain the equipment used to treat the sawn timber from the Green Mill and included foundations, ground slabs, underground Tank Farm, building fit-out and finishes and all associated services. The treatment plant also involved preparing the foundations, slab and plinths in preparation for the tank and equipment installations by others. Once tanks were installed, Zauner Construction were able completed the building structure and claddings.

Services Reticulation Works

In addition to the three buildings Zauner Construction also completed mechanical piping, gas reticulation to the boilers, drainage from the kilns including the tanks, sumps, pumps and controls and also low and high voltage cabling and switchgear equipment.

Site Restrictions

Construction works were carried out in and around existing mill site with over head high voltage lines and underground high pressure gas line between Melbourne and Sydney without any issues. Works were completed with and around specialist imported equipment that was being installed by others.

Initiatives

Zauner applied its own following initiatives to assist the project and especially given the isolated location of the site.

- Upgraded the existing nearby Boral concrete batch plant to be able to provide sufficient concrete to meet the pour sizes and concrete mix designs to meet the cold weather conditions.
- Early procurement of HV & LV cables.
- Shop drawing of the Precast and Structural steel to allow off site pre-fabrication, despite the difficulty in transporting up the mountain roads.
- Shop drawing of the mezzanine timber floor framing and ply sheeting to allow pre-cutting of timber off site.
- Shop drawing of all, roof and wall cladding were completed to enable early procurement of sheeting to mitigate delays between site measuring and installation immediately after the heavy equipment was installed so that it wasn't left exposed to the elements.
- Modification of a prefabricated office blocks for use as permanent Mill control rooms to accelerate the completion of the Dry Mill.

Time & Performance

Works were completed within the approved construction program. Works needed to be coordinated with vendors works which required structural steel to be erected and then portions removed to allow installation of imported equipment by installers.

Works were at times completed in sub-zero temperatures and involved frost and snow works.

The site was managed by Project Manager Adrian Seymour in conjunction with 4 full time Site Managers and two dedicated Site Safety Officers.

Client

Dongwha Timbers Pty Ltd
Bart Crawley
Director
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Value

\$16m

Construction Period

April 2012 to
December 2012

Location

Bombala, NSW