SIKA AT WORK
BAULKHAM HILLS COUNCIL CHAMBERS, SYDNEY, AUSTRALIA
SIKA BASEMENT TO ROOF SOLUTIONS
PROJECT DESCRIPTION
Located in the Norwest Business Park in Baulkham Hills, Sydney, this newly developed and refurbished 3 storey building is home to the Hills Shire Council and is a visual landmark for the Baulkham Hills area, distinguished by its reflective glass panel façade. Though aesthetically pleasing, the building suffered significant structural damage caused by water leaks, dampness and incorrectly installed jointing systems and required a large amount of repairs before being fit for use.

Originally built in 2007, the building was overcome with various issues during the development and construction stages that resulted in the building not meeting safety regulations and having to be condemned due to it not being fit for use.

PROJECT REQUIREMENTS
Due to damage caused by water leaks, up to 5,500m² of surface area and expansion joint repair work was required. Keystone Building Solutions were seeking a durable, yet cost-effective waterproofing solution for the building’s 3,000m² roof while minor surface cracks and defects in the three concrete roof sections were causing internal water leaks.

The Podium and balcony areas were also water damaged and required repair. Designed to create open green space for staff, these outdoor areas were fitted with planter boxes which were leaking into the building causing further damage to the interior foundations. Lastly, the slab extension joints in the building’s carpark required reinforcing due to an incorrectly installed jointing system.
SIKA SOLUTION

Application 1: Sikalastic® 560 coupled with a reinforcement layer of Sika® Fleece 120 was specified by Sika and applied to all 3 roof sections suffering from surface cracks and defects. This system, with a 25 year life expectancy, provided a fully bonded reinforced liquid waterproof membrane that would prevent internal water leaks coming through from the roof areas and into the building structure.

Application 2: Sika Combiflex® SG waterproofing joint tape and epoxy adhesive Sikadur® 31 was specified and applied to the carpark and podium deck slab expansion joints, replacing incorrectly installed hypalon joints. This will prevent future water leaks to the below basement carpark area. Sikalastic® 150 liquid applied membrane was also applied to waterproof the internal block wall of the Car Park Basement B1 & B2, preventing moisture ingress to the lower basement car park sections.

Application 3: SikaTite® BE waterproofing membrane was applied to several planter boxes on the outdoor podium area, providing a waterproofing solution that would prevent further water leaks into the building.

Application 4: Sika supplied Sika® Ceram Flex tile adhesive for the application of 3,000 m² of exterior tiles to be replaced on the building’s balconies and podium deck area.

Application 6: Sika Provided the Sikaflex® PRO for re-sealing application of external façade joints that were also part of the original defect list.
SIKA SOLUTION

“By appointing Sika to supply a complete waterproofing solution, we had the convenience of a single point of contact. This streamlined logistics and communications, and meant there was no concern about the compatibility of the products used. Sika knew the project and they were able to adapt quickly and accurately,” said Nad.

“Sika was a perfect fit for this project, in terms of warranty, support, budget and product durability. We use Sika for 85 to 90 per cent of our projects because we trust the brand. When we recommend Sika, we know we are backed by an international company that offers support, advice and products developed by engineers”.

PRODUCTS USED
- Sikalastic® 560
- Sika® Fleece 120
- Sikalastic® 150
- SikaTite® BE
- Sika Combiflex® SG & Sikadur® 31
- SikaGrout® Deep Pour
- Sika® Ceram Flex
- Sikaflex® PRO

PROJECT DETAILS
Date: May 2013
Location: Baulkham Hills, Sydney
Contractor: Keystone Building Solutions
Sika Representative: Brett Finucane