



## TRICARE ASHGROVE 31 NATHAN AVE ASHGROVE, QLD 4060

**Date:** November 2019  
**Project:** TriCare Ashgrove  
**Builder:** Woollam Constructions  
**Contractor:** Six Star Tiling  
**Applicaton:** Waterproofing

### PRODUCTS USED

WPA 160  
 WPA 200  
 WPA 230UV  
 WPA 360  
 WPA 460  
 WPA 560  
 WPA 992UV  
 WPA MS  
 WPA SB  
 WPA Aqualay  
 WPA Elastoband  
 WPA Drainage Cell

(see more products on the next page)

Tricare Ashgrove aged care residences were constructed by Woollam Constructions. It was a project managed by TriCare, and Bayset was proud to provide the specifications.

Completed in 2023, the brand-new, contemporary aged care residence has everything needed to live in comfort, offering hotel-style amenities, a wellness suite, a sky pavilion with city views, and an onsite cafe.

Set in luxurious surroundings overlooking Ithaca Creek and offering beautiful views of Brisbane City.

## PRODUCTS SPECIFIED

### WINDOW & DOOR REVEALS (MASONRY SUBSTRATE)

**Primer:** WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.

**Transitions:** WPA MS, a single-component, moisture-cured silane-modified hybrid sealant.

**Membrane:** WPA 230UV one-part fibre-reinforced water-based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

### WINDOW & DOOR REVEALS (STEEL SUBSTRATE)

**Primer:** WPA 160, a specialised solvent-free primer designed for enhancing the adhesion of subsequent membranes.

**Transitions:** WPA MS, a single-component, moisture-cured silane-modified hybrid sealant.

**Membrane:** WPA 230UV, a one-part fibre-reinforced water-based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

### LAUNDRY WET / DRY

**Primer:** WPA 360, a water-based, low-solids, fast-drying primer.

**Transitions:** WPA Elastoband, an innovative detailing system designed for waterproofing and sealing all types of points, junctions and general areas subject to movement.

**Membrane:** WPA 200, a highly flexible, two-part, rapid drying, cementitious waterproofing membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

**Movement Joints:** TPA Tru Colour Sanitary Silicone, a mould-resistant, non-diluted, high-performance, UV-resistant, neutral cure silicone sealant.

### BIN STORE & DRY ROOM

**Primer:** Hychem E100 Epoxy Primer is a solvent-based, two-component epoxy primer.

**Epoxy Flooring:** Hychem SupaFloor, a high-build, multi-purpose pigmented epoxy coating (1st coat).

**Slip Resistance:** Broadcast CA 60 or similar nonslip aggregate to refusal over the wet base coat.

**Wear Coat:** Hychem SupaFloor, a high-build, multi-purpose pigmented epoxy coating (2nd coat).

### DEEP PLANTING & LEVEL 1 COURTYARD LANDSCAPE

**Primer:** Soprema Antirock, a solvent-based bituminous primer.

**Membrane Base Sheet:** Soprema Soprasun Plus 3, an APP-modified bitumen sheet membrane.

**Membrane Cap Sheet:** Soprema Sopragum Garden 4 Plus, a root-resistant APP-modified bitumen sheet membrane.

**Membrane Termination:** K Flashing, an extruded aluminium flashing with pre-punched holes, designed for the top termination of sheet membrane systems.

**Mastic Sealant:** Soprema Sopramastic, a solvent-based bitumen mastic.

**Liquid Flashing:** Soprema Alsan Flashing Quadro, a single-component polyurethane/bitumen liquid flashing to be used in conjunction with a reinforcing fabric.

**Flashing Reinforcement:** Soprema Alsan Fleece, a non-woven perforated polyester fleece to be used in conjunction with Alsan Flashing Quadro.

**Membrane Protection:** WPA Drainage Cell, a drainage cell and root-resistant protection board.

### LEVEL 1 COURTYARD CAPPING BEAM AREA

**Primer:** WPA 560, two-part water-based epoxy primer.

**Non-Porous Surfaces:** WPA SB, a clear fast-drying solvent-based primer.

**Transitions:** WPA FC, a high-performance, fast cure, one-component polyurethane sealant.

**Membrane:** WPA 992 UV, a one-part liquid applied moisture-cured UV stable polyurethane membrane system, which is suitable for exposed applications.

**Membrane Protection:** WPA Drainage Cell, a drainage cell and root-resistant protection board.

### WET AREAS AQUALAY SYSTEM

**Primer:** WPA 360, a water-based, low-solids, fast-drying primer.

## PRODUCTS SPECIFIED

Membrane  
Adhesive: WPA 200, a highly flexible, two-part, rapid drying, cementitious waterproofing membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

Waterproofing  
Membrane: WPA Aqualay, an innovative, high-performance, flexible, easy-to-install new-generation sheet waterproofing membrane system.

Transitions: WPA Elastoband, an innovative detailing system designed for waterproofing and sealing all types of points, junctions and general areas subject to movement.

Detail  
Membrane: WPA 200, a highly flexible, two-part, rapid drying, cementitious waterproofing membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

Primer: WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.

Transitions: WPA MS, a single-component, moisture-cured silane-modified hybrid sealant.

Membrane: WPA 230UV, a one-part fibre-reinforced water-based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

### BALCONIES

Primer: WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.

Fillets /  
Bond Breaker: WPA MS, a single-component, moisture-cured silane-modified hybrid sealant.

Membrane: WPA 230UV, a one-part fibre-reinforced water-based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

Screed: ACS Traditional Floor Screed, a pre-blended screed underlayment specially formulated for internal & external floor areas.

Primer: WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.

Fillets /  
Bond Breaker: WPA SPUR, a high quality, professional, universal, low modulus sealant based on hybrid technology.

Membrane: WPA 230UV, a one-part fibre-reinforced water-based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

### BLOCKWORK WALLS TO THE EXTERNAL FACES OF STAIRS 1, 2 & 3, & EXTERNAL FACE OF BLOCKWORK OF SERVERY WALL.

Primer: WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.

Transitions: WPA Elastoband, an innovative detailing system designed for waterproofing and sealing all types of points, junctions and general areas subject to movement.

Membrane: WPA 200, a highly flexible, two-part, rapid drying, cementitious waterproofing membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

### ROOFTOP, STAIR LIDS & LIFT OVERRUN

Primer: WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.

Transitions: WPA MS, a single-component, moisture-cured silane-modified hybrid sealant.

Membrane: WPA 230UV, a one-part fibre-reinforced water-based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

### ROOF TERRACE PLANTER

Primer  
(floor and  
block walls): WPA 560, a two-part, water-based epoxy primer.

Primer  
(concrete  
wall): Soprema Elastocol Stick, an SBS synthetic rubber adhesive primer. *Note: Primer to cover.*

Detail strips: Soprema Colphene 3000, a self-adhesive SBS-modified sheet membrane system.

Membrane  
(first layer): Soprema Colphene 3000, a self-adhesive SBS-modified sheet membrane system.

Membrane  
(second layer): Soprema Colphene 3000, a self-adhesive SBS-modified sheet membrane system.

Membrane  
Termination: Aluminium Pressure Seal, extruded termination bar to top edge & footing termination.

## PRODUCTS SPECIFIED

Mastic Sealant:	Soprema Sopramastic, solvent-based bitumen mastic.
Flashing:	Soprema Alsan Flashing Jardin, a single-component polyurethane/bitumen liquid flashing to be used in conjunction with a reinforcing fabric.
Flashing Reinforcement:	Soprema Flashing Reinforcement, a polyester stitch-bonded reinforcing fleece.
Membrane Protection:	WPA Drainage Cell, a drainage cell and root-resistant protection board.

### RAC TERRACE

Primer:	WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.
Non-Porous Surfaces:	WPA 160, a specialised solvent-free primer designed for enhancing the adhesion of subsequent membranes.
Transitions:	WPA Elastoband, an innovative detailing system designed for waterproofing and sealing all types of points, junctions and general areas subject to movement.
Membrane:	WPA 200, a highly flexible, two-part, rapid drying, cementitious waterproofing membrane (minimum of 2 coats to achieve a DFT of 1000 microns).
Screed:	ACS Screed, a pre-blended screed underlayment specially formulated for internal & external floor areas.
Primer:	WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.
Non-Porous Surfaces:	WPA 160, a specialised solvent-free primer designed for enhancing the adhesion of subsequent membranes.
Transitions:	WPA MS, a single-component, moisture-cured silane-modified hybrid sealant.
Membrane:	WPA 230UV, a one-part fibre-reinforced water-based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

### KITCHEN & SERVERY

Primer:	WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.
Transitions:	WPA Elastoband, an innovative detailing system designed for waterproofing and sealing all types of points, junctions and general areas subject to movement.
Membrane:	WPA 230UV, a one-part fibre-reinforced water-based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).
Screed:	ACS Screed, a pre-blended screed underlayment specially formulated for internal & external floor areas.
Primer:	WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.
Transitions:	WPA Elastoband, an innovative detailing system designed for waterproofing and sealing all types of points, junctions and general areas subject to movement.
Floor Membrane:	WPA 230UV, a one-part fibre-reinforced water-based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).
Wall Membrane:	WPA 230UV, a one-part fibre reinforced water-based polyurethane membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

### INTERNAL PLANTER BOXES

Primer:	WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.
Non-Porous Surfaces:	WPA 160, a specialised solvent-free primer designed for enhancing the adhesion of subsequent membranes.
Transitions:	WPA Elastoband, an innovative detailing system designed for waterproofing and sealing all types of points, junctions and general areas subject to movement.
Membrane:	WPA 200, a highly flexible, two-part, rapid drying, cementitious waterproofing membrane (minimum of 2 coats to achieve a DFT of 1000 microns).
Membrane Protection:	WPA Drainage Cell, a drainage cell and root-resistant protection board.

## PRODUCTS SPECIFIED

### EXTERNAL PLANTER BOXES

**Primer:** WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.

**Non-Porous Surfaces:** WPA 160, a specialised solvent-free primer designed for enhancing the adhesion of subsequent membranes.

**Transitions:** WPA Elastoband, an innovative detailing system designed for waterproofing and sealing all types of points, junctions and general areas subject to movement.

**Membrane:** WPA 200, a highly flexible, two-part, rapid drying, cementitious waterproofing membrane (minimum of 2 coats to achieve a DFT of 1000 microns).

**Membrane Protection:** WPA Drainage Cell, a drainage cell and root-resistant protection board.



### EXTERNAL PLANTER BOX CAPPING & EXTERNAL WALLS

**Primer:** WPA 460, a two-part water-based epoxy primer used to seal concrete and masonry surfaces.

**Non-Porous Surfaces:** WPA 160, a specialised solvent-free primer designed for enhancing the adhesion of subsequent membranes.

**Transitions:** WPA Elastoband, an innovative detailing system designed for waterproofing and sealing all types of points, junctions and general areas subject to movement.

**Membrane:** WPA 200, a highly flexible, two-part, rapid drying, cementitious waterproofing membrane (minimum of 2 coats to achieve a DFT of 1000 microns).



### BIO RETENTION BASIN – NEGATIVE APPLICATION

**Crack Repairs:** Mapei Lamposilex Waterstop, an ultra-fast setting and curing hydraulic binder for stopping water leaks.

**Fillets / Covings:** Mapegrout T40, a medium strength (40 MPa), fibre-reinforced, thixotropic concrete repair mortar.

**Membrane:** WPA 100, a single-component, fibre-reinforced, rapid-drying, cementitious waterproofing membrane (minimum of 3 coats to achieve a DFT of 3000 microns).

