



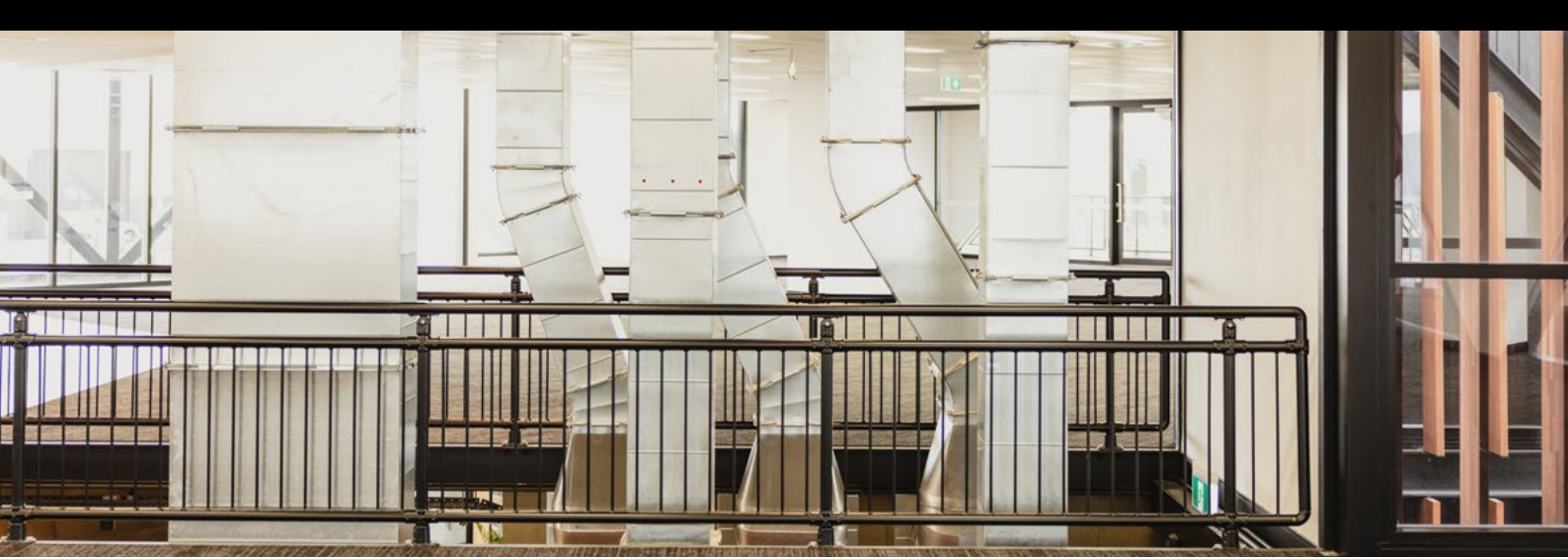
# Mixed Use Building & Commercial Offices

Industry Mini Guide Series

INDUSTRIAL SECTOR

Commercial & Industrial Mixed-Use Developments

**moddex**<sup>®</sup>  
EVERYTHING FITS



## INTRODUCTION

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One significant effect of higher-density urban living in Australia and New Zealand, is the revival and expansion of mixed-use developments and multi-purpose commercial offices, reflecting broader global urbanisation patterns and changing work-life dynamics.

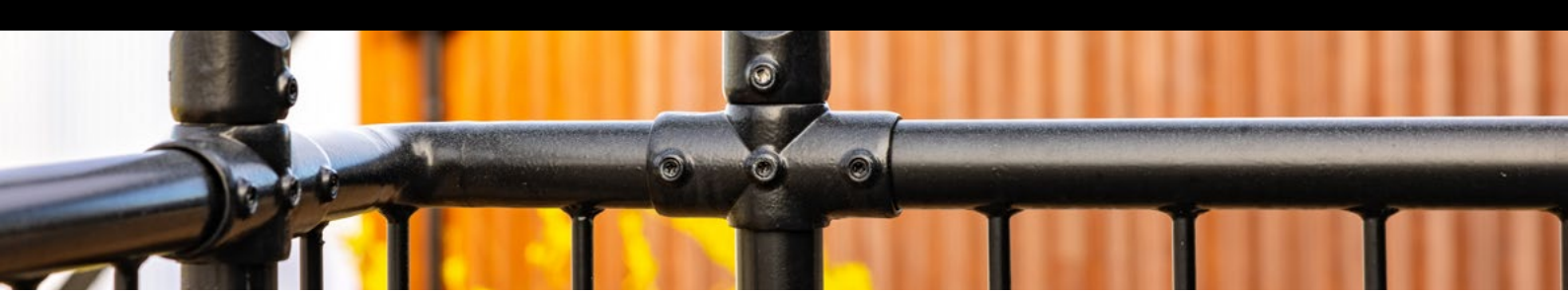
According to recent reports by Property Council Australia, the demand for mixed-use developments in Australia has surged by over 30% in the past five years. This growth is driven by continued urbanisation, the need for sustainable development, and a shift towards more integrated living and working environments.

Mixed-use buildings have the potential to develop into vibrant hubs bursting with cultural, social, and economic value. The Green Building Council of Australia (GBCA) reports that mixed-use

developments are increasingly designed to meet sustainability benchmarks, aiming for Green Star ratings that enhance energy efficiency and reduce environmental impact.

Highly adaptable to suit an endless range of mixed-use development applications, Moddex's modular barrier systems are pre-engineered for complete compliance, commercial-grade durability, and easy modification and replacement.

Supplied with compliance documentation and downloadable resources like NATSPEC, MASTERSPEC, and Revit files from our BIM library, Moddex systems ensure your designs are always up to code, enhancing safety and functionality.



## PROJECT SPOTLIGHT

### FOOD INNOVATION PRECINCT WESTERN AUSTRALIA (FIPWA)

**Location:** Stake Hill, Peel Business Park, WA

**Client:** Parkers WA

**Products:** Assistrail® - Disability Handrails AR30;  
Conectabal® - Commercial Balustrades CB30

FIPWA is a state-of-the-art agri-food innovation facility comprised of an Innovation Centre, Research and Development Centre, and Food and Beverage Production Centre. Complementing the exposed industrial elements of the building's interior and exterior, black powder-coated Conectabal® Commercial Balustrades were specified for multiple fire-exit egress/fire emergency stairs, inside the commercial office spaces and also on the balcony of which required in-house customisation to suit the pitched triangular design. Black powder-coated Assistrail® Disability Handrails (AR10) were also supplied for DDA compliance on an external stairway.



### AUSTRALIA POST FACILITY VIC

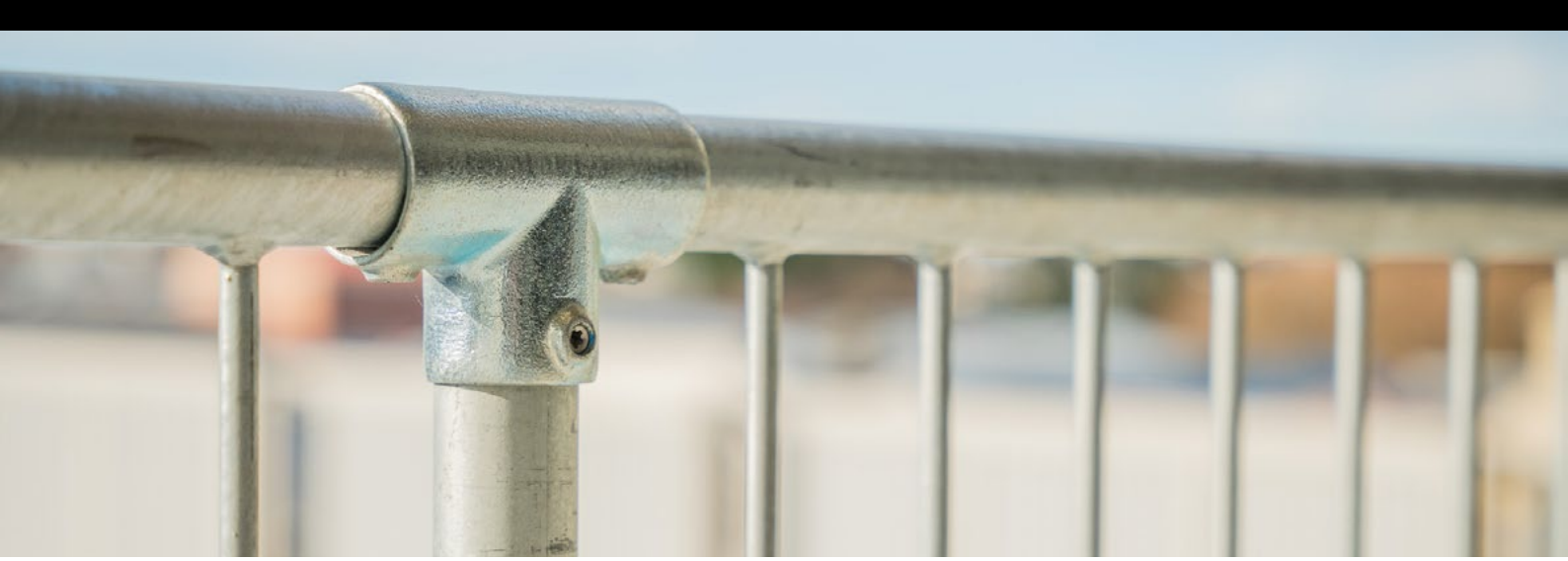
**Location:** Marsden Park, NSW

**Client:** Quasar Constructions (Commercial) Pty Limited

**Products:** Assistrail® - Disability Handrails AR150;  
Conectabal® - Commercial Balustrades CB10, CB40

Moddex was selected as the logical option for this project given the cost savings that could be achieved through the speed of installation and faster lead times. Assistrail® disability handrails achieved AS1428 compliance on the stairs. Conectabal CB10 and CB40 commercial balustrade configurations were used across retaining walls with fall heights above 1m. Arriving on-site in flat pack form, our systems were quick to install – requiring no specialist trades and enabling construction to continue uninterrupted.





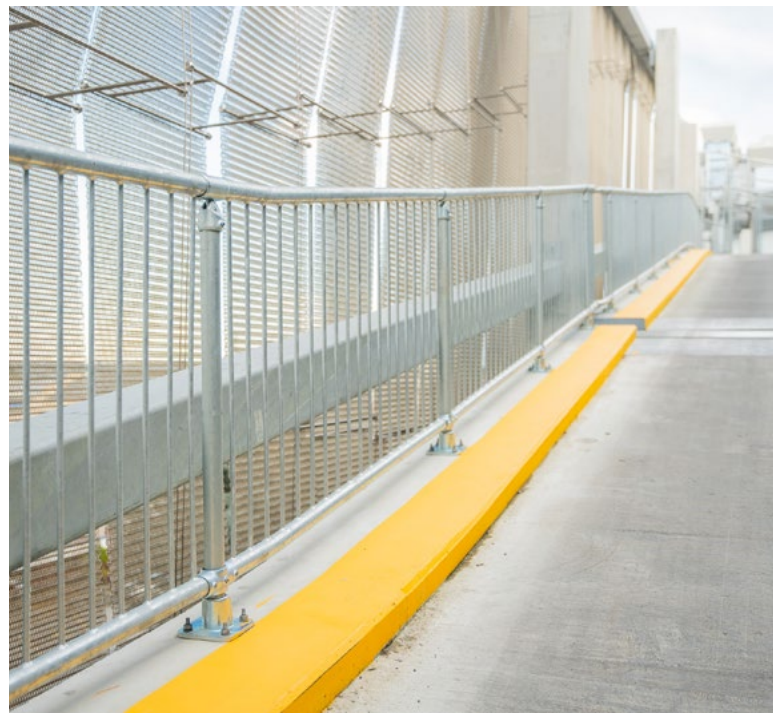
## INVERCARGILL CENTRAL PROJECT

**Location:** Invercargill, New Zealand

**Client:** Invercargill Central Limited, Invercargill City Council, O'Donnell Family Trust, Ministry of Business, Innovation and Employment, Community Trust South, Geoff Thomson

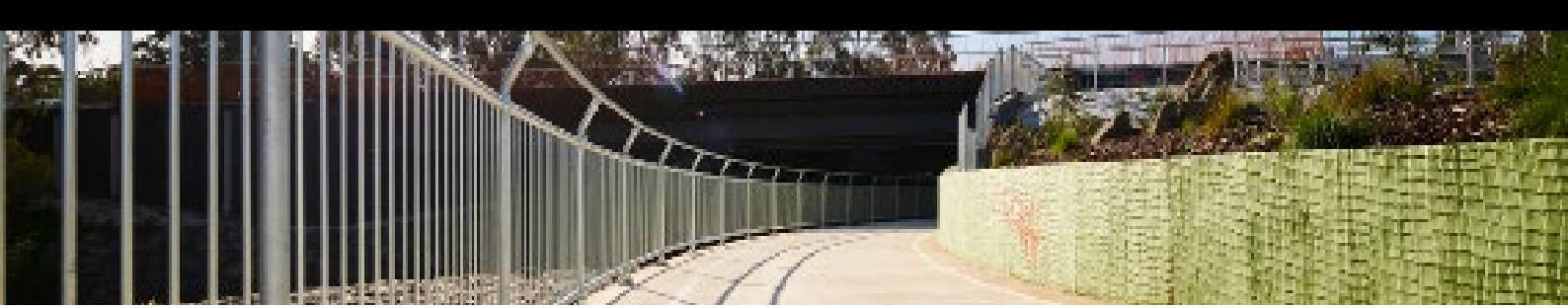
**Products:** Assistrail® - Disability Handrails AR150; Conectabal® - Commercial Balustrades CB10, CB30; Tuffrail® - Industrial Handrails TR20

Standing as a testament to urban rejuvenation and community transformation, Invercargill Central Project is a landmark blending modern and heritage architectural traits, primarily serving retailers and the commercial mixed-use industry. Moddex supplied and installed modular balustrades and handrails throughout the project's expansive landscape. This collaboration called upon Moddex's compliance and design expertise, ensuring that safety, functionality, and aesthetics converged harmoniously.



Throughout the entire process, [Moddex] made my life as a project manager extremely easy. In my opinion, the install is extremely fast relative to other components we've used in the past. Easy to assemble, clean, durable, maintenance-free, flat-packed, and easy to navigate around the tight logistic constraints we had onsite. All Moddex installers are top-notch, professional, courteous, show up on time, and have all the materials. In and out. Couldn't ask for anything better."

**Charles Ulmer, Senior Project Manager  
Amalgamated Builders Ltd**



## MODDEX SYSTEM RANGE



**Assistrail®** – Disability Handrails. Ensures that the public and mobility impaired or vision impaired can traverse your site safely and with ease.



**Bridgerail™** – Bridge Barriers. Ensures balustrades on bridges can be specified and fitted effortlessly, with compliance guaranteed.



**Conectabal®** – Commercial Balustrades. Mitigates risk and prevent falls from height.



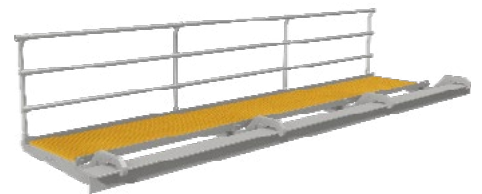
**Tuffrail®** – Industrial Handrails. Tough, corrosion-resistant handrails for use in areas where chemical fumes or sea spray could cause corrosion.



**Bikesafe®** – Disability Handrails. Ensures that the public and mobility impaired or vision impaired can traverse your site safely and with ease.



**Ezibilt™** – Modular Ramp, Deck & Stair Solution. The ultimate pre-engineered modular solution for fast-tracked construction of accessibility stairs, ramps and decks.



**KlipTread™** – Clip-On Walkway & Handrail System. A pre-engineered, clip-on walkway and handrail system specially designed for bridge infrastructure.

# ABOUT MODDEX

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Moddex is Australasia's leading manufacturer of modular, no-weld, hot dip galvanised barrier systems for industrial, commercial and non-residential construction projects.

Pre-engineered for structural integrity, all proprietary systems by Moddex are load tested and configured to Australian and New Zealand Standards (AS/NZS), Workplace Health and Safety guidelines (WHS/OSH), Australia's National Construction Code (NCC/BCA) and the New Zealand Building Code (NZBC).



## **With Moddex, Everything Fits™.**

We operate nationwide in Australia and New Zealand for design, supply, installation, delivery and advice.

Whether you need tender support or technical or compliance advice, we're here for you in Brisbane, Sydney, Canberra, Melbourne, Hobart, Adelaide, Perth, Darwin, Auckland and Christchurch.

Call Moddex's main sales office on 1800 663 339 (Australia) or 0800 663 339 (New Zealand).

**[www.moddex.com](http://www.moddex.com)**

**All information provided is correct as of April 2024**

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