

CASE STUDY

Practice Ground





Location

Glen Davis NSW

Architect

TRIAS

Builder

FabPreFab

Photography

Saskia Wilson

Clients Needs

Practice Ground is a contemporary home by TRIAS and FabPreFab, created for clients who travel frequently and sought a retreat immersed in nature – a place to unwind and explore creative pursuits. Perched on the edge of Wollemi National Park, on a former shale mine site, the home was conceived as an environmentally sensitive build that would sit lightly on the land – minimising disturbance, supporting regeneration of the surrounding landscape and embracing the sweeping views.

Based on FabPreFab's Minima design, the two-bedroom, two-bathroom dwelling comprises four linked prefabricated pavilions arranged in a single, slender bar along the contour, with each room oriented to capture northern light and natural cross ventilation. The prefabricated approach facilitated material efficiency, waste reduction and precision construction for this remote site, while preserving the existing vegetation and rock formations.

Acacia was commissioned to design and manufacture bespoke Blackbutt window and door units to integrate seamlessly into the prefabricated structure. Each unit was required to deliver high thermal performance, effective ventilation and BAL-29 bushfire compliance, while complementing the home's natural material palette and refined architectural detailing.

Challenges

The modular construction presented several challenges in the design and manufacture of the windows and doors. The sliding door systems for the kitchen module were supplied as flat packs, with the tracking mechanism integrated into the building's structure rather than Acacia's head frames. As a result, the units could not be fully assembled or tested in the factory, demanding precise documentation and close coordination to ensure accurate alignment during installation.

Further complexity arose from the battened operable fly screens. As Acacia's assemblies did not include the builder's external battens, the screens were redesigned and installed internally – a custom solution that maintained functionality without compromising appearance.

With the site located in a bushfire-prone area, all window and door units were designed and manufactured to achieve BAL-29 compliance, ensuring durability and protection under bushfire conditions. Double glazing was introduced to enhance thermal efficiency and interior comfort, while bespoke weather-sealing systems were developed to improve performance and resilience against the elements.

Solutions

Drawing on extensive experience with prefabricated and modular projects, the Acacia team anticipated the unique constraints of the build and adapted production methods accordingly.

Acacia worked in close collaboration with TRIAS and FabPreFab from the earliest design stages to ensure seamless integration between the joinery and the main structure, which comprised cross-laminated timber (CLT) panels. Detailed shop drawings were developed to resolve all junctions, frame interfaces and fixing details prior to production. Each element was crafted from sustainably sourced Blackbutt, selected for its strength, fire resistance and natural warmth.

Outcome

Acacia's bespoke Blackbutt windows and doors strengthen the home's connection to its landscape, flooding the interiors with light and natural ventilation while providing protection from the elements and framing expansive valley views.

The precision of the timber detailing complements the architectural clarity of the CLT structure, achieving a refined and enduring finish that embodies the vision for low-impact, high-performance design.

Practice Ground stands as an exemplar of modern prefabrication – demonstrating how considered detailing and natural materials can deliver a home of resilience, warmth and beauty.



“We engaged with Acacia early in the project planning process to ensure streamlined and quality outcomes were achieved for our clients’ home, Practice Ground.

We’ve always found the front end support from Acacia to be valuable in this respect, which ensures details are considered and resolved ahead of project delivery.

Quality, longevity, waterproofing and airtightness are importantly at the forefront of all of those discussions.

Acacia are a quality outfit with a genuine and well structured team across all areas of the process and we wouldn’t hesitate in recommending them to others in the industry”.

Ed Callanan, Managing Director, FabPreFab



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architectural timber windows and doors