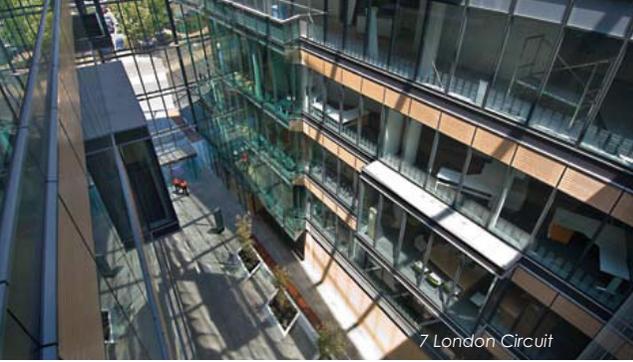


7 LONDON CIRCUIT & 18 MARCUS CLARKE

CIVIC ACT
THIESS





7 London Circuit



18 Marcus Clarke



18 Marcus Clarke



7 London Circuit, ACT

SHARED VALUES

The process of planning, designing and constructing two such large-scale projects is been a long and intensive one, but 7 London Circuit and 18 Marcus Clarke were completed in September this year. Both now stand out among surrounding buildings in the heart of Canberra as two of the region's most impressive projects.

7 London Circuit has been uniquely designed to present an ultra-modern and futuristic public face. It is a six-storey office building that has two levels of underground car parking together with bicycle parking spaces and services areas, a ground floor, plus five levels

of commercial space and a plant room on Level 6.

It is not just another mundane construction project, but a striking curved building with a number of unique features that serve both practical and aesthetic purposes. These include an atrium which links its two buildings, interconnecting stairs, as well as breakout spaces and winter gardens that create a unique campus-style environment.

As well as being visually attractive internally, it has an aesthetic exterior with an appealing steel roof structure that present a unique

appearance from all directions along London Circuit. The dramatic floating roof will become a signature element of the Civic landscape.

Now that it is completed, approximately 40% of the building has been occupied by National ICT Australia. NICTA is an organisation that plays a major role in the Australian Government's policy to promote science and innovation. The fact that such a high profile government body has leased such a large portion of the building is testament to the standard it sets.

18 Marcus Clarke also represents a high-quality and unique design that departs from the conventional style of Canberra buildings, with its visually permeable façade and large floor plates. It incorporates 12 levels of commercial "A" Grade office accommodation, which is held on a 15 year lease by the Commonwealth Department of Agriculture, Fisheries & Forestry. The building has a stylish glass façade and presents a modern design which also manages to fit in well with existing buildings that surround it in its position on the western side of Canberra's central business district.

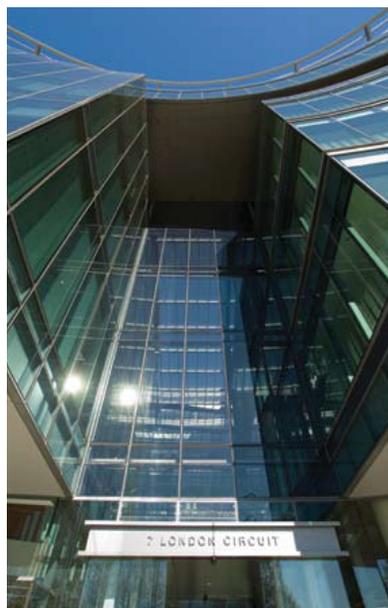
Marcus Clarke has also set new standards for environmental responsibility in the ACT, with

ecologically sustainable initiatives and a 4 star Green Star Rating. 7 London Circuit meets similar environmental standards.

Both buildings have been constructed by Thiess, a company who has long been regarded as a leader in the field of building construction. Established in 1934, Thiess is a leading integrated engineering and services provider with diverse operations throughout Australia, South East Asia and the near Pacific. The company has a strong history in the management and successful delivery of some of the most complex and high profile building projects in Australia for both public and private sector clients.

There is no doubt that both 7 London Circuit and 18 Marcus Clarke are two of the most visually appealing modern buildings in the ACT, having set a new standard for design in the region. Judging by the impressive nature of both buildings, they will continue to represent a benchmark for quality in construction for decades to come.

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18 Marcus Clarke Street, ACT - (photography by Mark Zvirblis, Thies)

SETTING A BENCHMARK

International design company Woods Bagot, provide services in architecture, interior design, urban design, masterplanning and consulting. Employing 800 staff worldwide, they offer access to a network of specialists across four regions: Australia, Asia, the Middle East and Europe.

Designed under the direction of development manager Leighton Properties, Woods Bagot provided the schematic design, design development, documentation and contract administration for the delivery of both 7 London Circuit and 18 Marcus Clarke. The integration

of environmentally sustainable design principles was fundamental to the design approach, with Woods Bagot committed to creating energy efficient buildings that maximised natural light and fresh air for workplace and break-out areas.

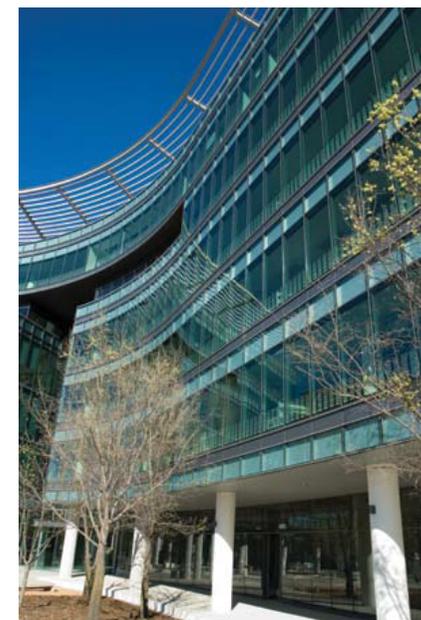
The building at 7 London Circuit has a highly visible atrium space that opens directly from the main street level lobby and is a focus for interactivity between the tenants and the public, their partners and industry. Collaborative areas wrap around the upper level of the foyer and are visible from the atrium.

18 Marcus Clarke represents a major design departure for Canberra buildings in that it contains large floor plates (typically 2350sqm), the opportunity to create campus style environments via interconnecting stairs between floor stairs and a façade with high levels of visual permeability. The large floor plates will enable the tenant to achieve much higher levels of space utilisation.

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18 Marcus Clarke Street, ACT. Photograph by Mark Zvirblis, Thiess Pty Ltd



A CLEAR UNDERSTANDING

Norman Disney & Young has established themselves as a leader in building services engineering over the company's 45 year history. In that time, the practice has expanded across Australia, as well as in New Zealand, London, Manchester and Kuala Lumpur, today employing over 550 staff.

Norman Disney & Young was responsible for the architectural acoustics, noise and vibration control on both the Marcus Clarke and 7 London Circuit projects, marking a new venture for the company. They were the first major acoustics projects the company has worked

on in Australia, as Norman Disney & Young's Acoustic Section, NDY Sound, has only been established here since 2005.

On all projects, Norman Disney & Young conducts thorough research and planning to enable them to provide high quality services that meet the requirements of their clients. Furthermore, the company places an emphasis on ecological sustainability, aiming to optimize energy consumption, which they prioritise as a major consideration in all projects. All of these factors were at play in the company's work on 7 London Circuit and Marcus Clarke.

In order to ensure that the acoustic performance and design were not compromised, Norman Disney & Young focused on collaborating with the various disciplines involved with the two projects, co-ordinating the acoustic roles with each discipline.

Norman Disney & Young's expertise in building services engineering, backed by a history of high performance and advanced technical knowledge, make it a reliable company capable of servicing large scale projects throughout Australia and overseas. While Marcus Clarke and 7 London Circuit were their first major acoustic

projects in Australia, the company proved itself to be more than capable by accomplishing a superior final result. This performance serves as an indicator of the quality that can be expected from the Acoustic Division at Norman Disney & Young in the future.

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WINDOW OF OPPORTUNITY

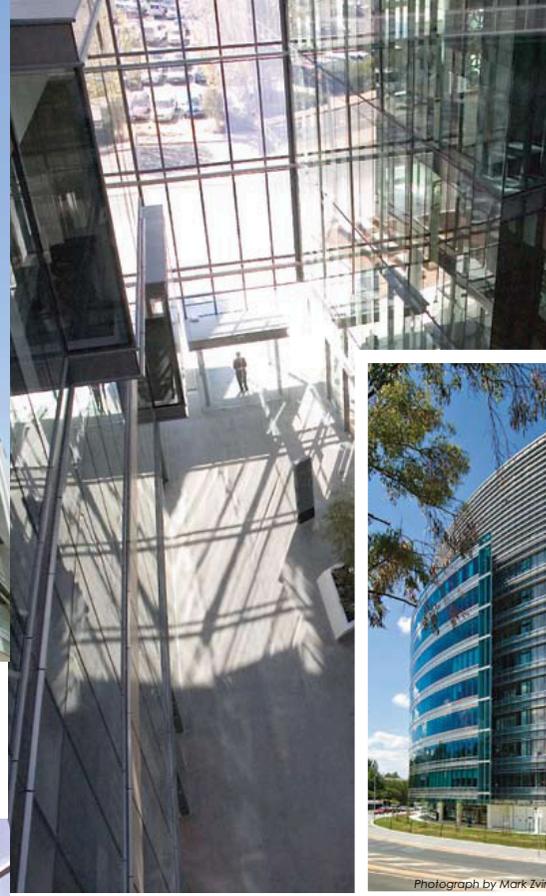
GJames Glass & Aluminium is a family owned group of companies with a long history of providing quality products and servicing a wide range of industries. Established in 1917, the company has grown significantly from a small one man operation into a large, highly respected national organisation employing over 2500 staff throughout 30 different divisions and locations. The regional branch network proudly boasts 21 branches extending from Cairns to Sydney, all are strategically located to service major population centers throughout Queensland and NSW. Each branch is capable of successfully coordinating and completing large and complex commercial projects.

With a wealth of experience and an emphasis on quality workmanship, GJames was contracted by Thiess Pty Ltd to design and construct the facade of the 7 London Circuit project in Canberra. The scope of works was all encompassing and included the curtain wall facade, shop fronts, atrium roof glazing and toughened glass entrances. All of which

was engineered, managed, manufactured and constructed in-house by GJames Commercial Contracting Division in Sydney.

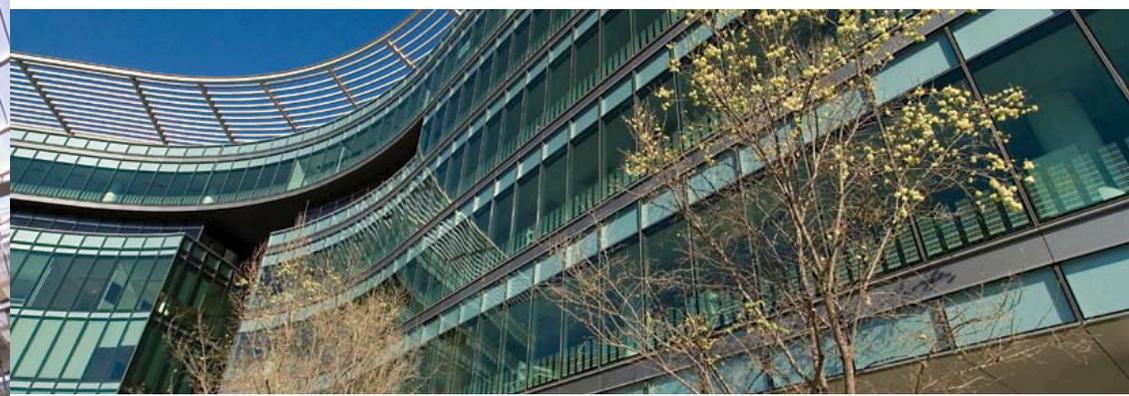
Working on a project of this scale is not uncommon for the GJames Group. Their experience extends to some of Australia's landmark buildings including Chifley Plaza, Deutsche Bank Place (Sydney), Q1 (Gold Coast), Riparian Plaza (Brisbane) and Southern Cross (Melbourne). With a strong history of quality service behind them, GJames Glass & Aluminium looks set to remain at the top of their industry and who will continue to be a first port of call for contractors seeking high quality products and reliable service.

The GJames Group of Companies is Australia's leading manufacturer, fabricator, processor and contractor of aluminium and glass based products. For further information go to www.gjames.com.au



Photograph by Mark Zvirbis, courtesy of Thiess Pty Ltd

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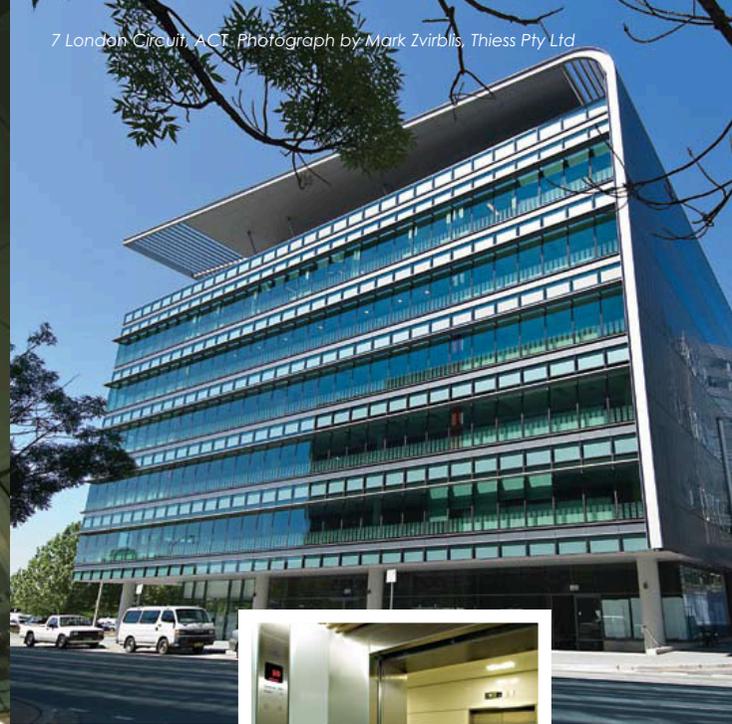
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GOING UP

ThyssenKrupp Elevator is one of the leading elevator companies in the world with an office in each capital city in Australia. Internationally ThyssenKrupp Elevator have almost 40,000 employees at more than 800 locations, the group is active around the globe.

ThyssenKrupp Elevator Australia is at the forefront of technology and has the expertise to skillfully adapt their elevators to meet any architectural requirements, using a mix of high quality materials and innovative and modern design that produces an aesthetic final product.

All of these elements were put to the test in ThyssenKrupp's work on 7 London Circuit and Marcus Clarke projects. The company was able to provide a solution that satisfied the criteria of all parties. ThyssenKrupp Elevator produced the cars needed to suit the large capacity lifts that were required for the project, providing the correct sized product in terms of store sizes and car heights.

The final result was a group of eight lifts that were able to efficiently, safely and reliably provide access to all levels of the building. The lifts are overhead, gearless traction machines with a regenerative drive system that puts power back into the grid when any over energised electricity is received by the machine that it does not need. ThyssenKrupp Elevator always strives to provide environmentally friendly solutions like this for all of their clients.

Although the construction of 7 London Circuit and Marcus Clarke were significant assignments for the company, ThyssenKrupp Elevator has a long history of involvement with major projects including Parliament House and Defence Force buildings. ThyssenKrupp Elevator's emphasis on delivering superior service in all aspects of their work, from design, manufacture to installation, means that ThyssenKrupp Elevator will continue to be regarded as among the very best in their field.

ThyssenKrupp Elevator's aim is to continue to grow strategically and profitably, innovation and quality are hallmarks of their products and services.

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A WEBB OF SUCCESS

Two striking additions to the Canberra skyline are the adjoining buildings at 7 London Circuit and 18 Marcus Clarke Street both located in the western development precinct of Civic. 7 London Circuit comprises a six storey 'A' Grade commercial structure, of two buildings with a shared internal atrium and through-site link. 18 Marcus Clarke features 12 levels of 'A' Grade office accommodation, three levels of underground parking and 11 levels of commercial office space.

The Webb Australia Group have been the electrical services consulting engineers for both projects including base building designs, and tenancy fit out works for the major tenants, the Department of Agriculture, Fisheries and Forestry (DAFF) and National ICT Australia (NICTA). Established in 1973 Webb Australia's project experience ranges from small scale projects such as interior refurbishments and residential developments to large scale projects such as design of security systems for government institutions and lighting master planning for urban design.

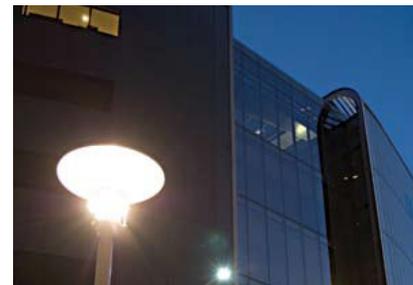
Webb Australia had a team of around ten engineers with different expertise working together on both projects, including two lighting engineers, two communication engineers, two generator engineers,

one audio visual engineer, one UPS engineer, one electricity reticulation engineer, two security specialists and a team of CAD drafters.

Communications infrastructure was provided by base building telecommunications backbone cabling and a tenant structured cabling system. The structured cabling system was one of the first installations of the Category 6A, Systimax VisiPatch 360 structured cabling system - the world's largest installation to date of VisiPatch 360 incorporating Consolidation Points.

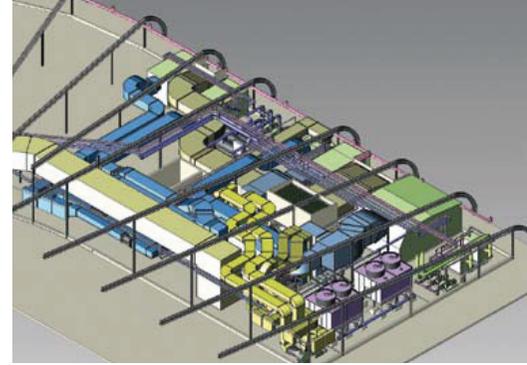
Both buildings were designed to achieve four (4) AGBR star rating (Australian Green Building Rating). Energy efficient 'T5' fluorescent lighting, incorporating high frequency electronic ballasts, were installed throughout the office areas with all office lighting controlled by the Energy Conservation System's - Managed Lighting System, utilizing occupancy sensors with time delays for energy saving.

Webb Australia see the success of both projects as the result of strong team work. The construction team, client project management team, the consultants and in-house design team, all worked closely together and supported each other from design right through until completion.



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CLIMATE CONTROLLERS

Allstaff Airconditioning have been providing mechanical services in Victoria, NSW, Albany/Wodonga and the ACT since the formation of the company in 1975 and has earned itself a reputation for efficient delivery of high-quality installations. With their vast experience in the field of mechanical contracting to deliver projects has ensured a good understanding and long term relationships between the company and its customer base.

Allstaff have been contracted to work on a number of major projects such as the Ernst & Young tower on the World Square site Sydney, Federation Square Melbourne, London Circuit and Marcus Clarke in the ACT.

Allstaff provide a broad range of services across a number of sectors including commercial office buildings, hospitals and government projects, retail shopping complexes, industrial solutions and laboratory installations. At their own production facilities in Melbourne and Albany/Wodonga they manufacture ductwork and associated components to meet local de-

mand whilst the Sydney market utilizes local manufacturers and installers.

Allstaff were contracted for the design and development of the air conditioning system for the 7 London Circuit and Marcus Clarke projects. The "boomerang" shape and uniquely curved roof of London Circuit presented many design challenges one of which was to provide an efficient roof mechanical plantroom. The building also has a full height atrium which provides street type access to Marcus Clarke which has an engineered fire solution. The occupied floors have a conventional Variable Air Volume system with air distribution via low temperature induction swirl diffusers which were also incorporated in the tenancy fit out.

An important element of the project was that the design was to achieve a 4.5 star Australian Building Greenhouse Rating. Allstaff produced coordinated design and workshop drawings which met this requirement and by ensuring the design energy efficiency of the air

conditioning system have recently completed the successful commissioning to the client's satisfaction.

Allstaff were able to use their in-house drafting capabilities to solve the many challenges that the unusual shape of the building presented by designing all aspects in 3D which allowed clash detection with not only the building structure but also the detailed coordination with the other building services.

7 London Circuit and Marcus Clarke Projects were completed ahead of schedule in October 2007, demonstrating Allstaff's dedication to excellence in all avenues of mechanical services.

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QUICK FLOW

Quick Contracting (NSW) Pty Limited trading as Quick Plumbing are proud to have been involved with Thies Pty Ltd on 7 London Circuit and 18 Marcus Clarke Street. Our company has been involved with Thies on several major projects this includes Westmead hospital Sydney which after 3.5 years is now in final completion. The project offered close co-operation between all sub-contractors to allow an easy transition of hospital staff and patients from existing facilities into new and having no disruption to patient care.

Our company offers full design and construct service to our clients and are proud of our high standard and service. We would like to congratulate Thies for the success of their latest project and look forward to working with them in the future.

Another project recently complete by our company in Canberra was the new Centrelink National Support Office at Tuggeranong which included the installation of a grey water treatment plant. The plant had the ability to treat 20,000 litres of grey water a day,

which was used for toilet flushing and landscape watering.

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