

Putting the pieces together

Bovis Lend Lease's construction of QIC's new headquarters for the Australian Taxation Office reaffirms the company's high profile in construction in the ACT

Bovis Lend Lease (BLL) boasts more than fifty years at the forefront of the Australian construction industry, specialising in the project management, design and construction of projects across key industry sectors including commercial, retail and residential. BLL is responsible for the construction of a multitude of landmark buildings around the nation, including the Millennium Arts project in Brisbane, 30 The Bond in Sydney and NAB@Docklands in Melbourne. The company continues to be recognised for its impressive portfolio of work across the globe.

The new Australian Taxation Office (ATO) headquarters in Canberra's CBD is currently the largest development in the ACT and is part of the Section 84 and 89 city centre project, owned and developed by Queensland Investment Corporation (QIC). The development is mixed use, with a combination of office and retail space that forms part of the \$500 million expansion of the Canberra Centre. QIC appointed BLL for the design and construction of approximately 65,000 square metres of office space that will become the

new home for the ATO following the expiration of leases over its various existing offices.

The office project is divided into 2 precincts. Precinct B is an 11 storey tower comprising approximately 22,000 square metres (NLA) and sits above and adjacent to the Canberra Centre, while the 43,000 square metre (NLA) Precinct C on an adjacent site comprises a larger building with two separate wings that are connected by sky bridges at four levels.

BLL has over fifty employees dedicated to the development, including site managers and engineers, as well as support and office staff. The project has produced some unusual challenges for the company. Firstly, the mixed nature of the development has meant that while BLL was contracted to perform the design and construction of the Precinct B office tower, another builder was constructing the retail levels beneath it. The use of two contractors required BLL to work meticulously to resolve all interfacing issues.

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Another challenge facing the company was the construction of the massive Y shaped concrete columns on the Precinct C project. The unique Y column structural solution, used instead of a traditional ground level slab, is designed to take the loads from the upper floors and distribute them into a single point at the base of the Y, simplifying the transfer of the structural load down to the foundations and creating a less cluttered look at ground level.

These factors produced a fascinating challenge for BLL's consulting team who specialise in the delivery of complex and major projects. BLL Construction Manager Daniel D'Ambrosio points out that the nature, size and expertise of BLL means that "when facing challenges such as those posed by the ATO project the company can draw on its extended resources in order to evaluate the options and effectively resolve issues".

The ability to respond quickly and effectively to the various demands of major projects is a particular strength of BLL.

BLL has demonstrated its unrivalled commitment to sustainability throughout the design and construction process. With an emphasis on the use of environmentally friendly mechanical systems and recycled water to reduce the environmental impact of construction, the project has been designed to achieve a 4.5 star Australian Building Greenhouse Rating (ABGR) and a 4 star Green Star Rating.

Bovis Lend Lease has developed strong relationships with public and private clients over its 50 year history in Canberra, and the new ATO headquarters reaffirms its position at the forefront of development in the ACT.

