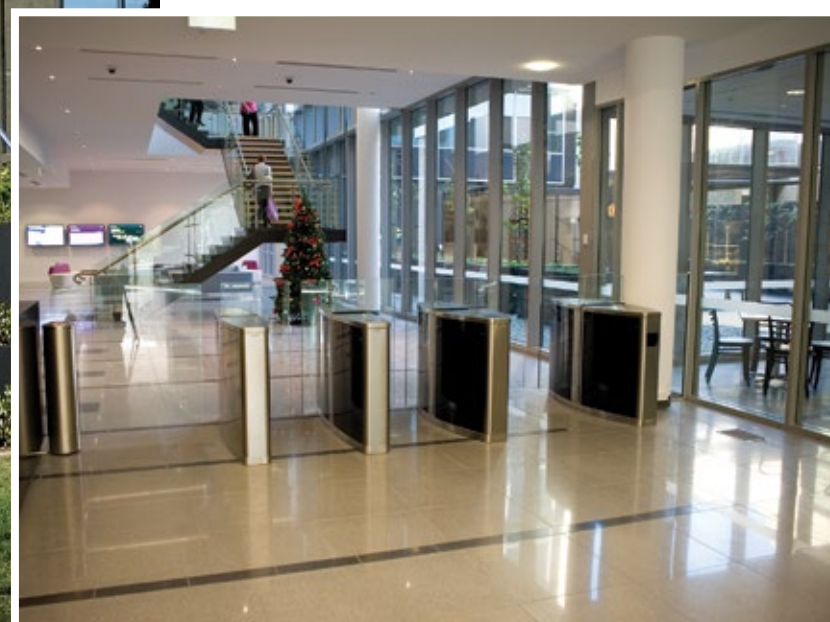
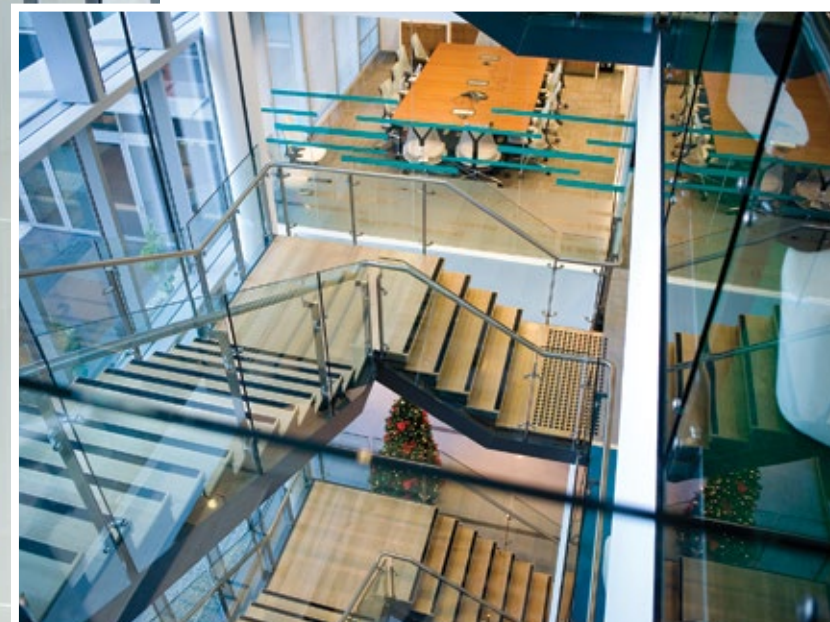


A BUILDING FOR THE GREATER GOOD

The Canberra Avenue offices provides a Grade A quality office space for the Department of Human Services.



It's a known fact people work better in healthy buildings, which is where good design and sound construction play a vital part in ensuring a sustainable workplace. Thanks to the combined talents of Doma Group and Charles Stewart Architects, staff of the Department of Human Services have entered an environment at 18 Canberra Avenue, Forrest ACT, which is designed for productivity.

The Doma Group managed the development of the property, with the construction works and integrated fitout delivered by the groups' building division, Doma Constructions. The Department of Human Services has fully leased the building, which was completed in late 2012. This gives the department a purpose-designed base within the vicinity of the Parliamentary Triangle.

The five-storey building consists of 9,500m² NLA of PCA Grade "A" quality office, designed to provide a flexible and functional interior layout which can be responsive to future departmental or workplace changes. All the office floors are modular and column-free, except for structural columns located at the centre zone, where office partitions are also located. The floor plates range from 1,900m² to 2,700m² NLA.

The open nature of the space allows the penetration of daylight within each floor to minimize the need for artificial lighting, and adds a further level of amenity to the space for workers. The efficient lift and services core of the building is centrally located, allowing the façade to maintain an open, uncluttered appearance with harmonious integration of windows throughout. The project was designed to achieve a 4.5 Star NABERS rating and Four Star Green Star rating. Aspects of the design and fitout which contribute to energy and water efficiency include rainwater harvesting and reuse, and extensive use of natural daylight.

The stairwell is a feature of the building, located at the front and featuring full-length glazing so it is flooded with light and gives expansive views. This encourages staff to use the stairs both for their own health, and to incidentally save on power through reduced elevator use. The stairwell also provides a perfect space for active desk-breaks where they are required under Workplace Health and Safety guidelines for clerical workers.

Other special features of the building include facilities for bicycle storage, change rooms and amenities. This encourages low-carbon commuting, as the location of the building allows easy access from Canberra's well-developed network of cycleways. In the basement, there is also accommodation for over 330 cars.

The building has been designed to relate to the adjacent Burns Building, this provides flexibility for additional redevelopment of the Burns Building to allow a large campus style facility for the Department of Human Services, with a central courtyard connecting the two built forms.

The main pedestrian entry is located off Canberra Ave with a generous foyer providing access to office floors above. The building's design includes breakout spaces with tea room facilities to allow the department to integrate staff facilities into the fitout design. There are also meeting room spaces which are spacious and light-filled.

Throughout, the finishes reflect Canberra's aesthetic of harmony within nature, with extensive use of natural timber finishes on areas of flooring, the stairs, and the office furniture. This adds to the overall sense of wellbeing the design and materials combine to create, a far cry from the style of some of Canberra's earliest Public Service office buildings.



KEEPING THE TRAFFIC FLOWING

ISG Traffic provided traffic management services during construction of the \$29m Canberra Avenue Office premises in Forrest. Director Matthew Graham managed the project, which involved management of traffic during construction.

ISG provides traffic planning, control and management services to developers, town planners and architects from concept to design, approval and throughout the construction stages of developments. This includes traffic planning, verification of car park layouts, the design and approval of traffic management control plans, safe installation of the appropriate traffic control systems, road safety risk assessment, traffic control and management services, liaison with local authorities and contractors, consultation with affected stakeholders, site maintenance and de-installation of the traffic controls.

During construction of the Canberra Avenue offices, ISG installed and managed traffic control systems and provided risk assessment services as well as liaising with local authorities on behalf of its client. The job presented no problems, despite the development's considerable scale.

“The large site had access on three sides of a major city block, which meant traffic controls were required in stages as the project progressed,” said Graham. “All of the off-site work was undertaken smoothly and without incident.”

ISG has been operating since August 2006 as a consultant to property developers, government, architects, planners and engineers in providing concept planning, design and community consultation. The traffic control arm of the business, ISG Traffic, started in July 2011 to answer clients' increasing needs for traffic impact assessments, car park design compliance and acoustic assessments for development approval, as well as for traffic management plans and implementation, traffic control and management and acoustic monitoring during construction.

Both ISG and ISG Traffic have undertaken a broad range of projects, including some of the biggest building and road constructions in the ACT in recent years, including the Commonwealth New Building Project at Parkes, the Kings Avenue/Parkes Way interchange at Russell and the new government office building at Sydney Avenue Forrest.

For the ACT Government, ISG have surveyed commercial building uses and car parking in all of Canberra commercial centres and recently undertook detailed research into the traffic and parking characteristics of residents of 16 major apartment buildings, which led to revisions of the ACT Parking Code.

ISG has completed more than 100 traffic impact, acoustics and car park compliance assessments of new developments over the past three years, including for the new Centrelink building currently under construction at Tuggeranong.

ISG Australia has 20 permanent employees at its Canberra and Sydney offices, with additional staff of up to 100 engaged, such as for major surveys, depending on a project's size.

For more information contact ISG Traffic, phone 02 6258 8229, email matthew@isgaustralia.com, website www.isgaustralia.com

ELITE BRICKS LAID RIGHT THE FIRST TIME

Elite Bricklaying Services is owned and run by director Mark Walker, whose hard work and professionalism since the company's inception three years ago has established Elite a reputation as being amongst the best and biggest companies of its type in and around the ACT – known for its quality workmanship, efficiency and client satisfaction.

As the bricklaying trade faces an aging workforce, Elite Bricklaying Services has emerged to ensure experience and expertise continues once the old hands retire. Elite Bricklaying Services employs qualified and experienced bricklayers from all age groups, and Mr Walker personally oversees each job to ensure workmanship is completed on time and to the highest standards.

The company's construction experience spans from commercial to residential building works including office blocks, aged care facilities, residential houses, unit developments, and renovations.

Elite's workforce of thirteen, nine brickies and four labourers has been hard at work on the Canberra Avenue Offices Project - an office development consisting of 9,500m² NLA of PCA Grade "A" quality office space and car parking. The team of six 'tradies' and two labourers have relished the task.

The 5-storey Canberra Avenue Offices Project features modular office floors which are nearly column-free and the development provides flexibility for additional redevelopment of the 'Burns Building' to allow a large campus style facility with a central courtyard.

Elite completed the blockwork on the prestigious project, which included working with new lightweight blocks which Mr Walker says made the work 'a lot easier' – but it's not that Elite isn't up for a challenge!

Mr Walker says there is no mucking about when Elite Bricklaying Services starts a job, and foreman from large construction companies around the region have been surprised at the efficiency of the team.

"We can offer a full service, supplying all labour and materials for the building works and we even have our own Manitou to help get the job done," says Mr Walker.

"The best way to provide cost-effective services to customers is to complete the job quickly and properly the first time. Elite Bricklaying Services supports and rewards employees for efficient and quality work. This raises the bar for the rest of the team, and those who want to work hard stay, so they can also benefit from what hard work brings," Mr Walker says.

Mr Walker prides himself on selecting only the best local bricklayers and labourers to work in Elite Bricklaying Services.

The business is currently also working on the Denham Construction Retirement Village at Manuka in the ACT.

For more information contact Elite Bricklaying Services Pty Ltd, mobile 0439 451 694, email Markwalker1@live.com.au





SECURITY ACCESS A SPECIAL FEATURE OF THE CANBERRA AVENUE OFFICES

The prominent new office building at 18 Canberra Avenue, Forrest has been awarded with five-stars by the Green Building Council of Australia.

Set the task of supplying finishing works to the interior and to the prestige building's six entrances, Tilton Door Systems was one of several contractors that played a role in the development achieving both environmental and security accreditations to meet the high standards of Canberra's office market.

Under project manager Tim Everett, the Tilton Door Systems team supplied and installed all of the building's pressed metal door jambs, security doors, fire doors and related mechanisms, to meet the project's specific security requirements.

"We were pleased to be able to use some locally-manufactured security hardware to meet SCEC requirements on some of the doors" said Everett.

With the prospect of the building attracting high-profile government tenants for which entry controls need endorsement by the Security Construction and Equipment Committee, Tilton's expertise in door security earned the company the job of providing appropriate access throughout the building's interiors and externally.

"Our brief included meeting BCA and Australian Standards compliance for fire and egress doors, as well as special security requirements for some parts of the project, which is an area of specialist expertise for our team," said Everett.

Tilton Door Systems began operating in 2010 and since then has been offering a large range of architectural and specialty door sets, some of these include:

- Solid core
- glazed aluminium
- frameless glass
- acoustic
- SCEC
- fire
- smoke
- radiation
- auto doors.

In addition to this we also offer a range of operable walls.

For more information contact Tilton Interiors, phone 1300 845 866, website www.tiltonconstruction.com.au



HUMAN SERVICES GETS A WATER-WISE HOME

For the Canberra Avenue Offices project to achieve its Four Star Green Star rating, the right kind of attention needs to be paid to practical matters such as plumbing. This is D-Group's area of expertise: delivery of designs and installation of leading edge water-efficiency products which will result in environmental sustainability.

D-Group completed all aspects of the hydraulic plumbing works package, which includes the rainwater treatment system, PC items and inground hydraulic works. The hydraulics design by THCS (ACT) Pty Limited took just over a year to implement, from the commencement of inground hydraulic works through to the installation and commissioning of the PC items.

A key innovative aspect of the hydraulics package was the installation of a 50,000L retention tank, which is used to recycle rainwater through the treatment plant using UV sterilisation. The water is then used for flushing of toilets and urinals. By using recycled and treated rainwater, there will be substantial long-term savings on potable water use by high-volume PC items.

Another water-saving innovation built into the project's amenities is sensor operated tapware, which is equipped with timed flow capabilities and temperature control to reduce hot water heating times.

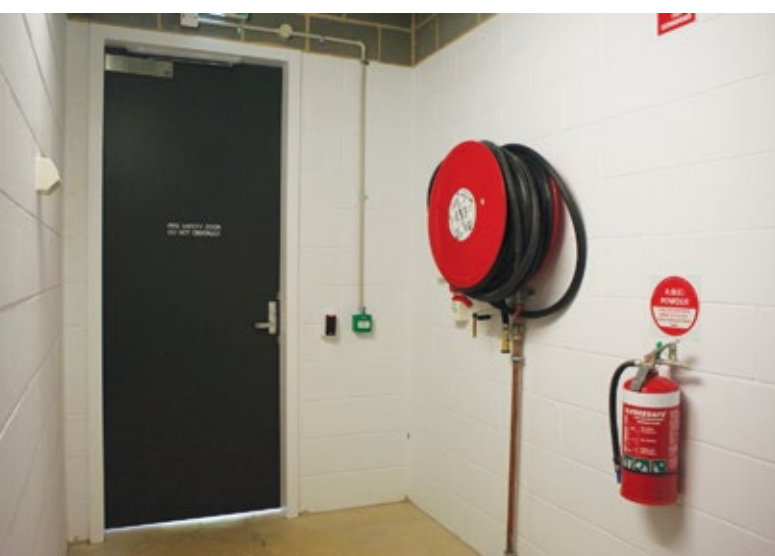
"D-Group has the extensive knowledge and capabilities required to install hydraulics systems which meet Green Star ratings requirements," said Dino Jugovac, D-Group's Managing Director.

To ensure the hydraulics packages they deliver achieve the highest standards of efficiency and performance, D-Group works closely with both the builder and the client. All work is also undertaken according to independently certified management systems, including Quality Management Systems to ISO 9001:2008, Workplace Health and Safety Management Systems to AS/NZS 4801:2001, and Environmental Management Systems to ISO 14001:2004.

D-Group's strength lies in the company's integrated capabilities and experienced project management team. This combination ensures intelligent, sustainable outcomes, which are delivered in a timely, safe and cost-effective manner.

For more information contact

D-Group, 5 Whyalla Street
Fyshwick ACT 2609,
phone 02 6162 3377, fax
02 6162 3388, website
<http://d-group.com.au>





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BELCONNEN CEMENTS ITS REPUTATION

Established in 1970 and with some 30 employees, Belconnen Concrete is a dynamic ACT-based outfit with a respected track record in concrete pumping, placing and finishing.

The company was the first to integrate pumping, placing and finishing of concrete work and has been honing its expertise for over 40 years with a dedicated and loyal team of workers, many of whom have been trained in-house.

Many of the business’s employees have been with Belconnen Concrete for over a decade and some for over 25 years - testament to the outfit’s commitment and professionalism.

Belconnen Concrete’s most recent achievement is pumping, placing and finishing the concrete on the Canberra Avenue Offices project - a development consisting of 9,500m2 NLA of PCA Grade “A” quality office space and car parking.

Operations manager Andrew Spinelli says that Belconnen Concrete has a long-standing relationship with main development company The Doma Group and that the specifications of Belconnen’s work on the project were well within the company’s command of its area of expertise.

“For Belconnen Concrete, it was fairly straight forward - the only difference was that it was for a client that we have done a lot of work with and we value that relationship. And we wish to continue the relationship over the upcoming years,” says Mr Spinelli.



But there was one unique aspect that Belconnen Concrete brought to its role on this particular development, according to Mr Spinelli.

“We did introduce one of our new concrete pumps – a 61-metre concrete pump – its the largest in Australia,” he says.

Belconnen Concrete has a hand in most projects of any significance in the ACT, and owns and operates seven mobile concrete pumps as well as five high-rise tower pumps. The company was started by Joe and Kay Spinelli and they are still directors of Belconnen Concrete after 40-odd years.

“We’ve recently also completed the Bridgepoint Apartment project in Kingston (also for Doma) and also Dockside Apartments in Canberra,” says Mr Spinelli.

For more information contact Belconnen Concrete, phone 02 6280 2700, email reception@belconnenconcrete.com.au, website www.belconnenconcrete.com.au