



MAIN CONSTRUCTION COMPANY : Geocon
 ARCHITECT : Fender Katsalidis
 PROJECT VALUE : \$200 million

Photos : David Castro

WOVA SETS NEW STANDARDS FOR MIXED-USE DEVELOPMENTS

Positioned in the old Woden Town Centre and just a short drive from Canberra's City Centre, WOVA blends residential, commercial, and lifestyle amenities into one stunning precinct. With 802 apartments, 22 commercial spaces, and 54 hotel rooms, WOVA stands as the largest single-staged development of its kind.

Geocon, the largest residential builder/developer in the nation's capital, continues to redefine urban living with its latest landmark project, WOVA. Positioned within the multi-billion-dollar regeneration of the old Woden Town Centre, WOVA is set to transform the area with its blend of residential, commercial, and lifestyle amenities.

"WOVA is the largest mixed-use development delivered at one time by Geocon, encompassing four buildings, 802 apartments, 22 commercial tenancies, and 54 hotel rooms. It's an urban precinct that delivers on Geocon's commitment to creating vibrant, contemporary communities," explained Damian Rumball, Geocon's General Manager – Construction.

Geocon's role in WOVA extends beyond traditional property development. From site acquisition to design, construction, and sales, Geocon managed every aspect of the process, offering a seamless experience for buyers and investors alike. This end-to-end approach, coupled with Geocon's focus on innovation and customer-centric design, ensured that WOVA not only met but exceeded the expectations of its residents and the broader community.

WOVA is more than just a collection of buildings; it's a vision for the future of urban

living. The development features stunning amenities that cater to modern lifestyles, including a state-of-the-art indoor lap pool, sauna, fitness studio, co-working spaces, private cinema, rooftop barbecue terrace, and beautifully landscaped gardens.

Residents will soon enjoy the convenience of dining and retail options on the ground floor, creating a lively precinct that embodies the essence of community living.

"WOVA is designed to offer a lifestyle that balances convenience, luxury, and community. With hundreds of cafes and eateries surrounding the precinct and extensive on-site amenities, residents have everything they need," said Damian. "The integration of co-working spaces, entertainment areas, and landscaped gardens reflects our commitment to providing a holistic living experience."

The scale and complexity of WOVA presented unique challenges that required innovative solutions.

"The size and scale of WOVA demanded a unique materials handling strategy," said Damian.

"We implemented LEAN construction methods and utilised custom-made man and materials hoists to manage the flow of high volumes of prefabricated materials. This

allowed us to maintain efficiency and meet the project's demanding timeline."

Prefabricated elements played a crucial role in the project's success, including the installation of 984 prefabricated pod bathrooms, 14,419 façade pieces, and a 25m prefabricated indoor swimming pool. These components not only accelerated the construction process but also ensured high-quality finishes throughout the development.

The scale of WOVA also brought significant logistical challenges, particularly in materials handling and construction sequencing. Geocon's innovative approach, which included the use of Stross custom-designed hoists and concept hoists for formwork, enabled the team to maintain momentum.

"The custom hoists were critical in facilitating vertical movement of heavy materials, such as the prefabricated bathroom pods and façade elements," said Damian. "This not only improved efficiency but also reduced reliance on traditional tower cranes."

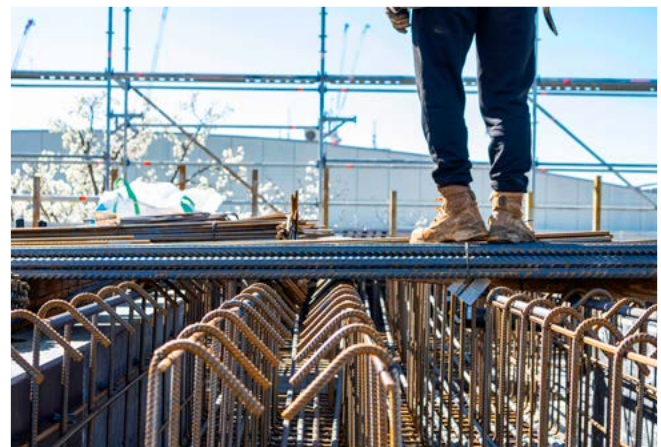
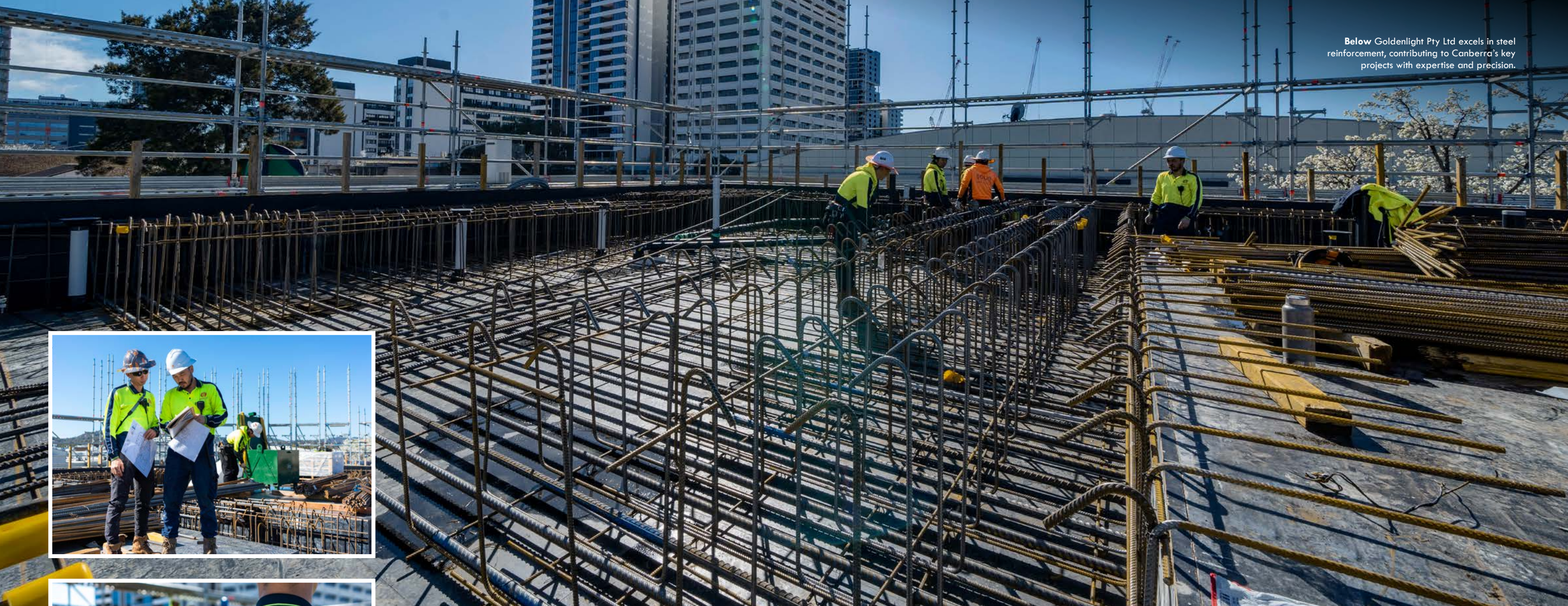
The WOVA development is a testament to Geocon's vision and expertise in delivering large-scale urban precincts that enhance the community and redefine contemporary living.

With its prime location, extensive amenities, and innovative construction, WOVA is set to become a vibrant hub within Woden Valley, reflecting Geocon's commitment to creating homes, wealth, and urban spaces for everyone.

"WOVA is not just a development; it's a new era for Woden Valley," said Damian. "Geocon is proud to play a leading role in this transformation, setting new standards for mixed-use developments and shaping the skyline of Canberra."

For more information contact Geocon, Level 6, 82 Northbourne Avenue, Braddon ACT 2612, phone 1300 979 757, website www.geocon.com.au





Goldenlight Pty Ltd has quickly become a key player in Canberra's construction industry, known for its expertise in steel reinforcement and commitment to quality.

Since starting operations in early 2019, the company has made important contributions to many high-profile projects in the region, including the WOVA development. Specialising in the installation of reinforcement for various structural elements, Goldenlight ensures the safety and stability of complex construction projects.

Safety is a core value at Goldenlight. The company is committed to providing a safe working environment for all employees. It follows strict safety protocols and offers ongoing training to help team members manage risks effectively. Goldenlight is proud to have achieved great feedback reflecting its strong focus on safety.

"Our main responsibilities on the WOVA project involve the installation of reinforcement for lift pits, footings, slabs on grade, columns, walls, cores, stairs, and other general reinforcement needs," said Gombosuren Lhamsuren, Operations Manager at Goldenlight. This technical and precise work highlights Goldenlight's expertise in steel reinforcement, reflecting the company's growing reputation in Canberra's construction sector.

"The WOVA project is one of the most significant developments in Canberra for 2024," Gombosuren said. "It's a golden opportunity

rich in high-end amenities, abundant transport options, and once-in-a-generation value."

WOVA had a number of unique parameters that provided an opportunity for collaboration across all trades. "Whenever a challenge arose, we prioritised thorough discussions with the builders and other tradespeople involved. Through collaborative problem-solving and a concerted effort to address issues promptly, we worked diligently to ensure that each task was completed within the scheduled time frame."

This team-oriented approach helped Goldenlight manage the project smoothly, keeping a strong focus on efficiency and coordination. "We managed the project with an average of 25 to 35 workers onsite each day, executing multiple tasks concurrently to ensure efficient progress," said Senior Supervisor, Paanaa Ayurzana.

Each team operated under the guidance of experienced team leaders, supported by detailed schedules that outlined daily tasks. This structured approach, coupled with enhanced communication between teams and regular collaboration with other companies, streamlined operations and addressed any issues promptly.

Founded in 2018 and operating in Canberra since 2019, Goldenlight has quickly established itself as a cornerstone in the local construction industry. Specialising in steel reinforcement, the company's commitment to quality, innovation, and industry standards is evidenced by its

membership in both the CFMEU and Master Builders Australia (MBA) in 2023. This dedication to excellence has made Goldenlight a reputable partner in Canberra's most ambitious projects, including WOVA.

"Our unwavering commitment to quality, reliability, safety and innovation has set us apart, making us a trusted name in the Canberra construction landscape," said company director Alex Tumurbaatar. The company's role in WOVA not only demonstrates its technical expertise but also its ability to adapt, collaborate, and contribute to landmark developments that shape the region's future.

"We've recently introduced four different reinforcement installation packages, including the supply of accessories, the supply and installation of reinforcements, and the post-tension service for all kinds of sizes of projects. Our team continuously seeks innovative changes to alleviate our clients' concerns and ensure our projects succeed," explained Alex Tumurbaatar.

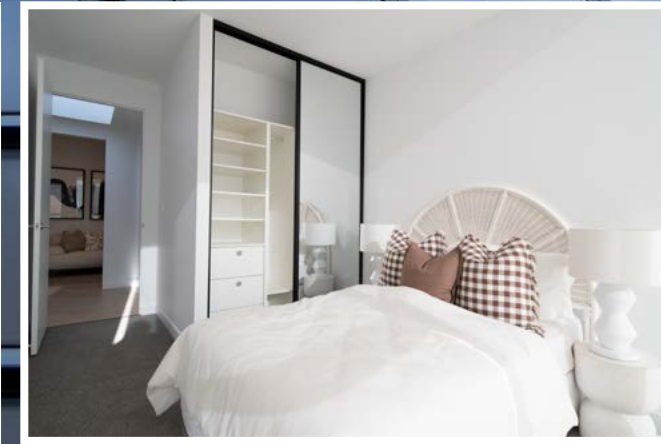
As Goldenlight continues to play a vital role in Canberra's growth, its contributions to projects like WOVA highlight the company's core mission: to build enduring structures that serve and inspire communities for generations to come.

For more information contact Goldenlight, 490 Northbourne Avenue, Dickson ACT 2602, phone 0421 548 469, email alex@goldenlightcivil.com.au, website goldenlightcivil.com.au



Below ABE Consulting ensured WOVA complied with key accessibility standards, including AS4299 and the Disability Discrimination Act (DDA) requirements

Below Capital Veneering delivers innovative, bespoke joinery for WOVA, with precision, quality craftsmanship, and expertise.



ABE Consulting, a specialist consulting firm dedicated to creating accessible built environments, provided expert accessibility consulting services. Known for their outcome-based professional advice, ABE Consulting works with project managers, architects, and building certifiers to ensure compliance and accessibility for all end users.

“Our brief required a detailed review of the architectural plans to ensure compliance with key standards, including AS4299 for adaptable apartments, accessible hotel units, and the Disability Discrimination Act (DDA) requirements,” explained Managing Director Abe Strbik. “We were involved from the detailed design phase right through to the Certificate of Occupancy to ensure compliance.”

One of the unique challenges faced on this project was addressing the street gradient interfacing pedestrian entries at the allotment boundary, which required careful alignment with building entries, pathways, and shopfronts.

“We addressed some of these site constraints via a Performance Solution report, which allowed us to navigate accessibility challenges and maintain compliance,” Abe said. Additionally, design changes

during construction had flow-on effects that required real-time adjustments to the accessibility design.

Since its establishment in 2013, ABE Consulting has been the preferred access consultant for thousands of projects across residential, commercial, education, healthcare, and retail sectors in New South Wales and the Australian Capital Territory. Their expertise spans all stages of design and construction, including site audits to identify and overcome access barriers.

With an impressive portfolio that includes Sydney’s Royal Prince Alfred Hospital, Meriton’s 180 George Street in Parramatta, and the Sydney Swans HQ, ABE Consulting continues to set the standard for accessible design.

Their involvement in WOVA demonstrates their commitment to ensuring inclusive environments that cater to the needs of all users, reinforcing their role as leaders in accessibility consulting.

For more information contact ABE Consulting, Level 1, 280 Norton Street, Leichhardt NSW 2040, phone 02 8065 0400, email info@abeconsulting.com.au, website www.abeconsulting.com.au

Capital Veneering, renowned for its motto ‘Innovation in Joinery’, has showcased their expertise in producing bespoke joinery solutions for the WOVA development. With nearly 25 years in the industry, Capital Veneering has evolved from a small workshop to a multi-award-winning company with over 70 staff, delivering high-quality craftsmanship to both residential and commercial projects.

“Our team was responsible for manufacturing and installing kitchens, laundries, storage units, and wardrobes across the entire WOVA project,” said Ben Stevens. “This included unit kitchens in residential Towers 1, 2, 3, and 4, as well as bespoke joinery in the penthouse units, such as wardrobes and vanities.”

Capital Veneering’s scope extended to the Hotel Tower 1, where they fitted unit kitchens and luggage storage on Levels 1 and 2, and in the common area of Tower 2, where they installed a communal kitchen on Level 4. Despite the scale of the project, their commitment to quality and precision remained uncompromised.

However, the WOVA development did present unique challenges. “Due to unforeseen site delays, one of our biggest challenges was managing storage capacity,” Ben said. “We had to secure over

3,100m² of off-site storage space to accommodate more than 400 units of joinery until site access was available. Our ability to adapt and manage these logistical challenges was key to our success on this project.”

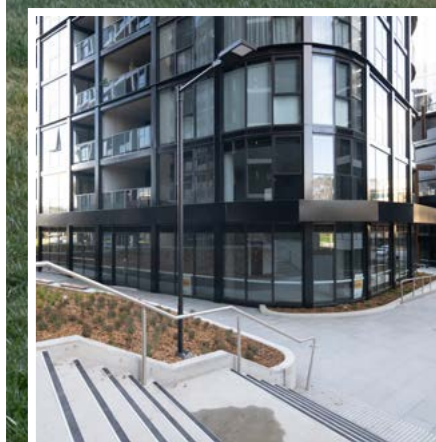
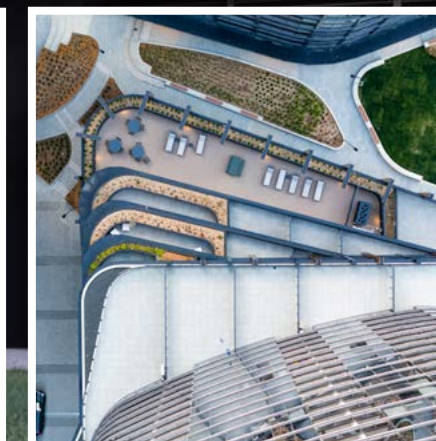
Beyond WOVA, Capital Veneering is engaged in other significant projects, such as the Woden Green Apartments and Melrose Apartments in the Australian Capital Territory.

Capital Veneering’s dedication to excellence is reflected in every aspect of their work, from the use of state-of-the-art machinery to the expertise of their craftsmen. Their passion for unique designs, quality output, and outstanding customer service has solidified their reputation as leaders in the joinery industry.

For more information contact Capital Veneering, 67-71 Bayldon Road, Queanbeyan NSW 2620, phone 02 6299 1557, email info@capitalveneering.com.au, website www.capitalveneering.com.au



Below IC Formwork's proactive approach, safety commitment, and tailored formwork solutions shaped WOVA



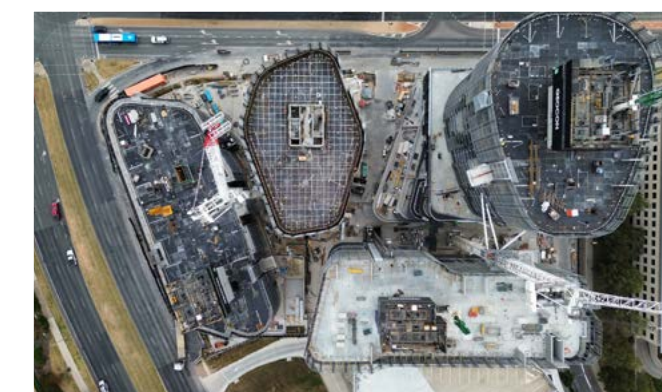
Established in 1980, IC Formwork is a leading commercial formwork company with over 40 years of experience, providing innovative solutions across Canberra and Newcastle. Renowned for their proactive approach, commitment to safety, and high-quality outcomes, IC Formwork has played a crucial role in the development of WOVA.

IC Formwork Services' extensive range of formwork systems for soffit, lift shaft, column, wall and stair formation systems include table and panel systems, hydraulic lift shaft systems, pre-fabricated wall and column systems, pre-fabricated metal decking systems and pre-fabricated stair systems.

IC Formwork Services were responsible for the design and delivery of all formwork systems at the WOVA inclusive of the jump form, perimeter screens, formwork hoists, prefabricated stairs, slab, column, wall and landscape formwork.

A company that prides itself on providing win-win solutions for builders, IC Formwork Services brought to WOVA its trademark commitment to ensuring clients receive the best possible formwork systems.

In the early stages of the project IC Formwork Services worked closely with GEOCON to ensure the formwork systems would be safe and efficient during the construction phase of the project. The results speak for themselves with the WOVA structure being delivered safely, within programme and to the highest quality standard.



For more information contact IC Formwork, 1 Couranga Crescent, Hume ACT 2620, phone 02 6260 1260, email icf@icformwork.com.au, website www.icformwork.com.au