

BALLARAT GOVHUB

The Ballarat GovHub multi-use office development is the first mass engineered timber commercial building undertaken by Development Victoria, and one of only a handful in the country. The Gov Hub's primary structure is mass timber, a combination of CLT (cross laminated timber) and GLT (glue laminated timber). Key features include five storeys of office space, a glass conservatory, a reconstructed lower hall for multi-purpose, a new civic plaza, minimum 5 Star Green Star design rating for both the base building and fitout, basement car parking and end-of-trip facilities.

In January 2019, Kane Constructions and joint venture partner Nicholson Construction partnered with the Victorian Government to deliver the new GovHub offices in Ballarat. The building was handed over in April 2021 and will be home to up to 1,000 Victorian Public Service staff.

The Kane Nicholson partnership brought together national large scale construction knowledge and local construction expertise. The relationship between the two parties transcends generation and is solid.

The Gov Hub's primary structure consists of 10,000m³ of CLT (cross laminated timber) and 1,300m³ of GLT (glue laminated timber). The low rise five-storey office building includes a glass conservatory linking Civic Hall to the GovHub, reconstructed multi-purpose lower hall space, two-levels of basement carparking, end-of-trip facilities to encourage walking and cycling, and landscape spaces. The building provides a strong link between the neighbouring library, Civic Hall and Ballarat's CBD.

Kane Constructions Project Manager, Peter Spence says, "Leading the joint venture team has been extremely satisfying. In combining our resources, the Kane Nicholson team was able to leverage an extensive list of local and regional subcontractors with a range of skills to provide the necessary expertise to delivery this complex project."

The timber consisted of over 80 different connections types. Kane Nicholson worked closely with AECOM and John Wardle Architects to ensure each connection was constructed to uphold the integrity of the design intent, structure, and services.

Peter says, "We had great organisations and people involved to assist us in delivering this landmark project. Our consultant team consisting of John Wardle Architects, AECOM, McKenzie Building Surveyors, Aspect Studios and Geyer, we thank them

for their commitment in designing the first mass engineered timber commercial building undertaken by Development Victoria."

Nicholson Construction's Construction Manager Mick Page, says "Kane Nicholson is thankful to our numerous subcontractors and suppliers who contributed to building GovHub. Over 75% of the workforce was regional, and over a third live within 10km of the project."

Kane Constructions has a proud history of serving regional Victorian communities and their first major project, the West Gippsland Art Centre in Warragul delivered in 1982 remains a centrepiece for the local community today.

Founded in Melbourne in 1973, Kane has grown into a multi-award winning commercial construction company with over 2,000 successfully completed projects across all industry sectors. Kane operates throughout the east coast of Australia and overseas from offices in Melbourne, Sydney, Brisbane, Sunshine Coast and Canberra.

A W Nicholson Pty Ltd, trading as Nicholson Construction, is a long established privately owned family business which commenced operation in the late 1800's and has grown to become an award winning commercial construction company in regional Victoria. Nicholson Construction specialise in commercial construction of buildings up to \$50 million, particularly for the health, education and government public facilities sectors.

For more information contact Kane Constructions, 658 Church Street, Richmond VIC 3121, phone 03 8420 1200, email viccontact@kane.com.au, website www.kane.com.au

Nicholson Construction, 360 Dowling Street, Wendouree (Ballarat) VIC 3355, phone 03 5322 5444, email info@awnicholson.com.au, website www.awnicholson.com.au

DEVELOPER : The Victorian Government - Development Victoria and Regional Development Victoria
MAIN CONSTRUCTION COMPANY : Kane Nicholson (Kane Constructions & Nicholson Construction Joint Venture)
ARCHITECT : John Wardle Architects
STRUCTURAL ENGINEER : AECOM
CONSTRUCTION VALUE : Over \$100 million

Photo by Luke Jarvis – John Wardle Architects



Below Lawler Bricklaying laid 80,000 bricks and 100,000 blocks for Ballarat GovHub.



Precision brick and block laying is the domain of Lawler Bricklaying, an accomplished family based company which has serviced Melbourne and western Victoria building sites for over 65 years.

Working with Kane Constructions and Nicholson Construction, the joint venture contractors on the Ballarat GovHub, the team from Lawler Bricklaying completed the laying of 100,000 blocks and 80,000 bricks. The company was delighted to again be involved in a major local venture, especially one which will boost the Ballarat economy in the long term. “Our work involved block laying in the basements, all landscape gardens and feature brickwork on the outside of the building,” said Director, Craig Lawler.

The company allocated from 8 to 15 of their bricklayers over the 14 months that the company was engaged onsite. “This was a standard project within our scope, but we always pride ourselves on meeting the construction programme on any job and manage our programme of work accordingly. We are also committed to delivering the highest quality bricklaying on every project.”

Lawler Bricklaying’s services are extensive and include assignments that require absolute precision and adherence to the highest safety regulations, including lift shafts and substations. The company is also a leader in the construction of both structural and non-structural walls.

The services offered by Lawler Bricklaying include minor demolition of old brick and blockwork, creating openings where required, saw cutting, needle and pinning, and removal of waste. If scaffolding is required, Lawler will include it in their estimation prices, saving the hassle of a separate quote. Lawler utilises Kwikstage, the highest quality scaffolds available. Many team members hold scaffolding licences, allowing the construction of scaffolding higher than 4m.

“Our bricklayers are also particularly skilled at intimate feature brickwork, using a multitude of patterns and bonding styles,” said Craig. “We can give creative style to chimneys and single interior walls, refreshing old spaces through smart brickwork. We also service heritage brickwork, restoring historic pieces of personal and public importance.”

Lawler Bricklaying values their position as a country based commercial business with a loyal staff, over 60% of whom completed their apprenticeship with the company. “For over 65 years Lawler Bricklaying have continued our role as a family owned business with strong connections to our staff and the community,” Craig said. “The success of the business can be gauged from the growth we have experienced, beginning with just four employees to now being 40 strong”

The company provides a diverse range of bricklaying options across commercial projects, including retaining walls. Their capabilities can best be illustrated by a sample of their larger completed projects which include the Ballarat Regional Integrated Cancer Centre, Ballarat University Science and Engineering, Mercy College in Camperdown, Langi Kal Kal Prison, Ararat Transitional Facility and Damascus College in Ballarat.

Lawler Bricklaying can confidently manage commercial projects of any size, as evidenced by their impressive portfolio of projects with some of the leading construction companies within Victoria. Maintaining sound relationships with their large base of contractors ensures a smooth transition of works between projects.

Lawler Bricklaying undertakes work in suburban Melbourne, Geelong, Ballarat and surrounding districts, but will take on suitable projects across the western districts of Victoria.

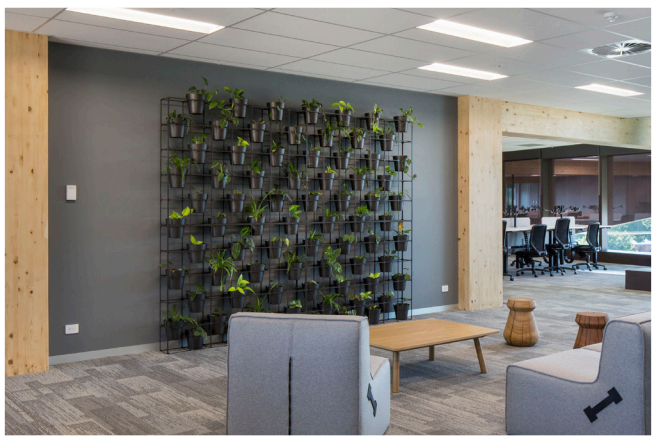
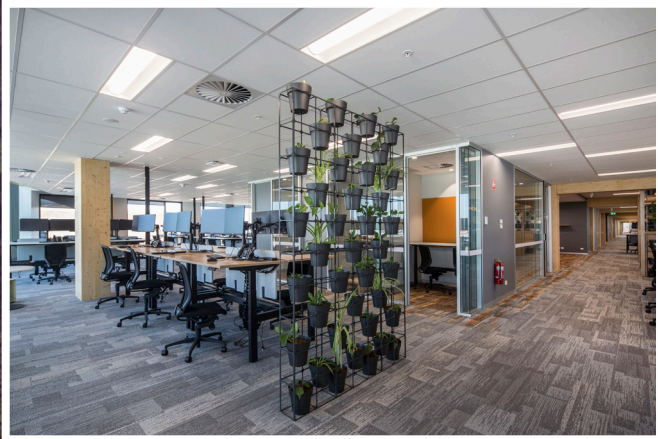
Projects of interest completed by the company include Wesley College in Glen Waverley where it constructed a brick roof, Fintona Girls’ School science lab which consisted of an entire building of curved walls, Cotton On in Geelong which required feature brickwork and old style arches, Geelong Junior Grammar School with patterned brick work, restoration works on the Ballarat train station and the Mount Gambier community and recreation hub.

For more information contact Lawler Bricklaying, 9 Woolway Court, Delacombe VIC 3356, phone 03 5335 5765, email info@lawlerbricklaying.com.au, website www.lawlerbricklaying.com.au

Below Height Safety Engineers installed the Sayfa Raptor Rail system allowing safe roof access.



Below Atmosphy created a unique green wall model for Ballarat GovHub creating a pleasing aesthetic.



Height Safety Engineers (HSE) is an industry leading specialist in the design, fabrication and installation of fully compliant roof access, fall protection and height safety systems. The professional expertise of HSE was utilised on the Ballarat GovHub project.

HSE designed and installed a roof access and fall protection system for the GovHub. The Sayfa Raptor Rail system was selected by HSE for placement across the peak and ridge lines of the roof to provide safe access to solar panels and access to guttering. A static line system was installed along roof edges to allow for safe access to gutters for cleaning and abseil anchor points were fitted along the roof edge to allow for window cleaning on façades. HSE also fitted the internal stairs for roof access with vertical ladder and hatch.

GovHub’s architectural roof plan was quite distinctive, creating a number of challenges. “The variable radius curve design in the shape of a wave resulted in some areas having a significantly high pitch,” said Project Manager, Michael Brundell. “This made design of the rigid Raptor Rail system and static lines difficult as these work better on more uniform pitch.”

The standing seam roofing material used in the construction hindered access to solid structural elements of the building so that providing solid anchorages for Raptor Rail and static lines was difficult. “However HSE can call on decades of experience amongst our 70 experienced personnel so there is no insurmountable problem as far as we are concerned,” said Michael.

Current projects include the Ocado Distribution Centre, Wetherill Park, Sydney where HSE is providing roof and plant access systems across a number of large warehouse buildings, and providing dilapidation reports utilising drone photography as well as roof access and height safety consultation services for the NSW Justice Department, NSW Police Stations and courthouses.

For more information contact Height Safety Engineers, 12 Mareno Road, Tullamarine VIC 3043, phone 1300 884 978, fax 1300 885 013, email enquiries@heightsafety.net, website www.heightsafety.net

Transforming built environments and improving air quality with innovative indoor landscaping installations and vertical garden solutions is the passion of the team at Atmosphy. The company provides complete Indoor planting solutions from design to fabrication, installation and ongoing maintenance of the system.

Working on the Ballarat GovHub building, the architect’s design called for a special approach involving shelving frames bolted to the floor on each level of the building, with plants dropped into the shelving. “This was not the usual green wall model, but it adds great visual appeal within the building and will perfectly complement the timber features throughout the offices,” said Managing Director, Laura Henry. “The plants we selected purify the air and remove pollutants as well as adding to the aesthetics of the internal environment.”

Plants selected by Atmosphy for the GovHub, by common name, include Ficus, Philodendron, Peace Lily, Devil’s Ivy and Boston Fern. Each is selected for varying positions of light, direct or indirect sun and atmospheric conditions.

They were chosen from the vast array of healthy Australian flora grown and nurtured by Atmosphy. “Our main challenge was to

meet Green Star rating requirements in each space, making sure the right amount of pots to achieve the soil surface rating required per floor was achieved,” Laura said. “We succeeded in achieving the rating required.”

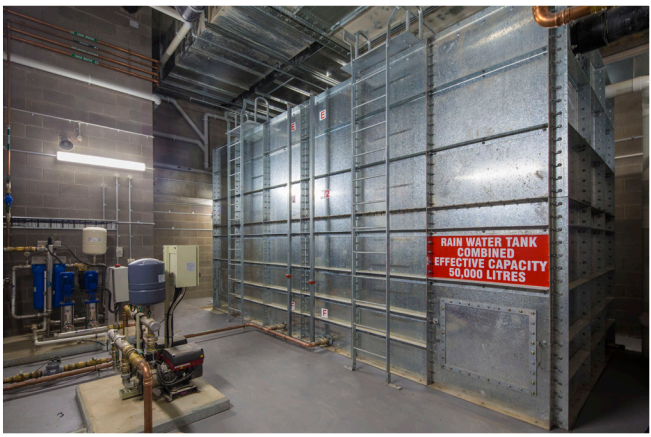
Atmosphy’s expert team of designers can develop the best Indoor green solution for your business or commercial project. “We pay particular attention to the light available in any particular location. If additional lighting is required, we can design and supply an appropriate solution. We specify, select, supply, install and then maintain all plants to keep them in top condition,” said Laura.

Breathe easy with Atmosphy...

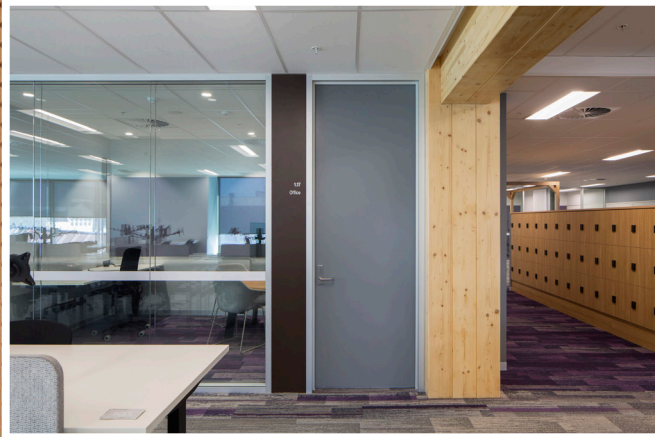
For more information contact Atmosphy, 461 Heatherton Road, Clayton South VIC 3169, phone 1300 425 600, email laura@atmosphy.com.au, website www.atmosphy.com.au



Below McPherson Commercial Plumbing were responsible for all of the hydraulic plumbing services.



Below Studform supplied and installed over 400 doors and frames for the Ballarat GovHub project.



McPherson Commercial Plumbing is one of the largest specialist companies in the delivery of premium hydraulic and roof plumbing services in Western Victoria. Based in Ballarat, McPherson Commercial Plumbing offers builders the unique benefit of having all their hydraulic plumbing and roofing requirements supplied by one company, rather than having to deal with two separate entities.

The Kane Constructions and Nicholson Joint Venture engaged McPherson Commercial Plumbing to undertake all the hydraulic plumbing services at the Ballarat GovHub. This involved providing the stormwater drainage, sewer, gas and hot and cold water services.

The 2-level basement was a first in Ballarat and required excavating a considerable amount of rock and dealing with ground water in order to install the stormwater piping. “Fortunately we own all our own equipment so we had quick access to the necessary excavation and earth moving equipment to get the job done,” said Founder Director, Glen McPherson.

Internal installation of pipes was a standard procedure except where the timber framing had to be penetrated to supply the services.

“The GovHub has the special feature of largely being a timber building. We took extra care in drilling access for the piping as preserving the structural integrity of the timber framing was essential,” said Glen.

Since Glen founded McPherson Commercial Plumbing in 2005, the business has grown to employ 25 people, with up to eight being engaged on the GovHub. “We are set up to handle design and construct contracts for both roof plumbing and all hydraulic plumbing requirements. We often travel interstate to carry out work for clients. Recent assignments have included the roofing and hydraulics of numerous Bunnings stores, including Villawood, Dural, Delacombe, Sunshine and Footscray.”

McPherson Commercial Plumbing’s reputation for excellence in all their work has resulted in contracts for the plumbing at the Hopkins Correctional Centre in Ararat for Kane Constructions and the roofing of the Ballarat Sports and Events Centre for Nicholson Construction.

For more information contact McPherson Commercial Plumbing, 121 Learmonth Street, Alfredton VIC 3350, phone 03 5339 4648, email glen@gmplumbing.net.au, website www.gmplumbing.net.au

Studform manufactures and supplies aluminium seismic, aquatic, and non-magnetic ceiling systems, aluminium partitioning systems, and a wide range of timber, fire, and metal clad doors to both Australia and New Zealand construction markets. Studform’s manufacturing facilities in Mt Gambier and their 10 day lead time commitment made them an ideal choice to provide custom built doors for the Ballarat GovHub, built by the Kane Constructions and Nicholson Construction Joint Venture.

Studform manufactured and delivered over 400 doors and frames throughout 2020 for the project, including a combination of solid core doors with edge strips that were rebated and fire rated doors with smoke seals. Metal door frames were also supplied and delivered to site ready for installation.

A key feature of Studform doors is that they are manufactured from sustainably produced materials. “Most Studform products are inherently environmentally friendly by nature of the raw materials used, including plantation timber, recycled aluminium and recycled steel,” said Managing Director, David Wright. “Wherever possible, materials are sourced from companies with recognised sustainability credentials such as the Forest Stewardship Council.”

Despite the challenges imposed by COVID-19 during the GovHub construction, Studform maintained production and delivery with positive support from within their own organisation and from site management. “We developed a great relationship with the Kane Nicholson JV and the onsite team at the GovHub,” David said. “We certainly look forward to working with them again on future projects.”

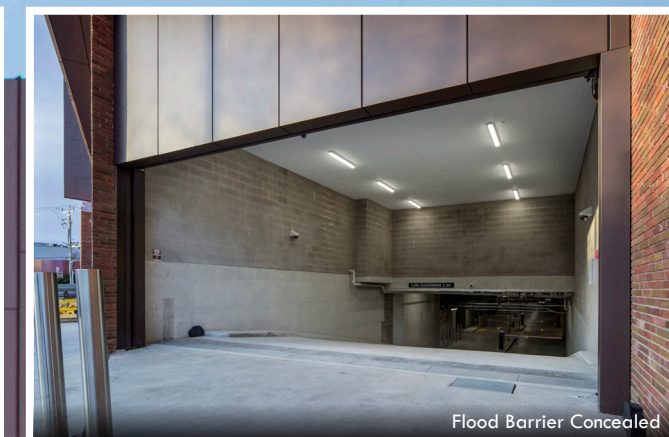
Studform’s flexible logistic initiatives, capacity for processing client’s shop drawings and a new range of unique residential doors, Studform can meet any commercial or residential project requirement from Mt Gambier to Melbourne. They have provided products to Coleraine Hospital in the western districts and St John of God Hospital in Bendigo.

In addition to the Ballarat GovHub, Studform’s other major projects include Chasecrown’s Ei8HT Apartments at Glenelg and SkyCity Casino Tower in Adelaide.

For more information contact Studform, 4 Manton Street, Hindmarsh SA 5007, phone 08 8448 2000, email info@studform.com.au, website www.studform.com.au



Flood Barrier located here



Flood Barrier Concealed



Vertically rising self-deployed Concealed Flood Barrier

AWMA Water Control Solutions is Australia's leading turn-key manufacturer of specialised water control infrastructure including penstocks, flood barriers and self-cleaning screens. Based in regional Victoria, AWMA has established specialist design, manufacturing and installation teams with the capacity and experience to service domestic and international markets.

The GovHub driveway is subject to overflow flooding from gutters in the street during heavy rains. The basement carpark therefore required a flood barrier to be embedded in the driveway. AWMA's FloodFree range of barriers was the obvious choice for Ballarat GovHub's custom made flood barrier. "A strip drain was inserted in to the driveway at the basement entrance to intercept water overflows," said General Manager, Peter Ebenwaldner. "Water drains into a cassette which, if it fills to capacity, floats the flood barrier into position to prevent water ingress flooding the basement."

The 7.8m wide barrier was constructed to raise up to 800mm high, based on the one in one hundred year flood level prediction which would produce a water height of 500mm at the barrier, leaving 300mm of freeboard. "This type of calculation is made on every project we undertake, which translates into every AWMA product being

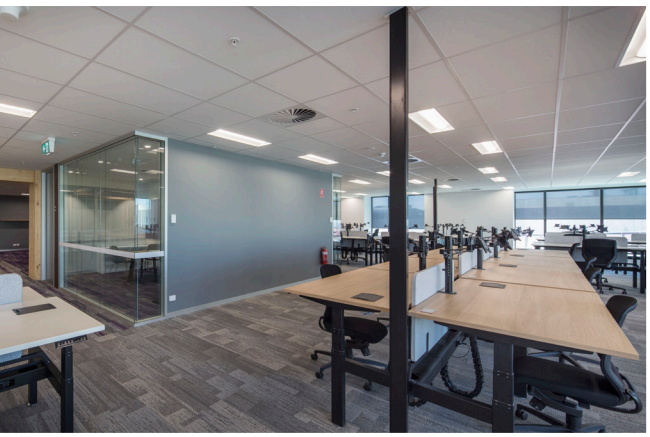
individually designed and manufactured to suit the characteristics of the site and expected flood waters such as flow, debris, height etc."

The GovHub building had a suspended slab for the driveway so the flood barrier had to be supported in a specially designed and built reinforced pocket recess.

Amongst AWMA's other high profile projects, they designed, manufactured and installed four flood barriers at the Melbourne Conservatorium of Music for Lendlease, including one at the main entrance measuring 16.1m in length by 1m high. AWMA's world class flood barriers also protect many commercial office buildings and high end apartment blocks across all Australian states as well as New Zealand and South East Asia.

For more information contact AWMA Water Control Solutions, 118 Roviras Road, Cohuna VIC 3568, phone 03 5456 3331, mobile 0408 862 645, email peter@awmawatercontrol.com.au, website www.awmawatercontrol.com.au

Below Ballarat Associated Fibrous Plasters completed the installation of the Atkar Au.diSlot feature ceilings.



Below 1300TempFence supplied and installed the secure hoardings to the Ballarat GovHub project.



Ballarat Associated Fibrous Plasters is a leading commercial and domestic plastering contractor with a highly experienced team dedicated to producing excellent quality work and outcomes for their clients. Specialising in internal walls and feature walls and ceilings, Ballarat Associated Fibrous Plasters was contracted by Kane Constructions to undertake work on the Ballarat GovHub.

A special feature of the GovHub is the extensive use of structural and decorative timber in the building. Ballarat Fibrous Plasters was tasked with the installation of Atkar Au.diSlot feature ceilings on Levels 1 and 3. The company also completed internal linings.

The Atkar ceilings enhanced the timber theme throughout the building. “Separate pre-finished timber slats are mounted in a modular panel array providing a distinctive three dimensional effect,” said Manager, Shaun Holloway. “Concealed fixing points are provided allowing the panel to be screw fixed to a conventional batten system and when installed, a continuous linear effect is created. It was perfect for the contemporary GovHub interior.”

The size of the building required around 20 of their total team of 35 to be engaged on the project. “We are geared for large commercial

projects like the GovHub. We have a full range of commercial plastering and plasterboard products and regularly complete partition walls, suspended ceilings, shop fitouts, office fitouts for government department or factories, plus acoustic ceilings, bulkheads and exposed grid,” said Shaun.

In the domestic market, Ballarat Fibrous Plasters supplies and fixes all plasterboard products, including fire rated and acoustic plasterboards, cornices, ceiling roses, corbels and keystones, vents and strapping bosses. They can also supply a full range of insulation products.

The experienced team at Ballarat Fibrous Plasters has recently completed internal linings and features at the Ballarat Quest Apartments and are working on the Ballarat Goods Shed, part of the redevelopment of Ballarat Station.

For more information contact Ballarat Associated Fibrous Plasters, 13 Selkirk Drive, Wendouree VIC 3355, phone 03 5339 1854, fax 03 5339 6737, email info@ballaratplasters.com.au, website www.ballaratplasters.com.au

1300TempFence is an Australian market leader in the supply of temporary fencing hire and sales, including temporary and portable fencing, temporary pool fencing, crowd control barriers and temporary hoardings. Renowned for their unrivalled next day delivery, competitive prices and high quality portable fencing systems, 1300TempFence has experienced strong growth since their establishment in 1999.

1300TempFence provided secure hoarding, through their sister company 1300Hoarding for the Ballarat GovHub, a development by the Victorian Government which will house up to 1,000 public servants and provide community use facilities. 1300TempFence is an expert in supplying robust, engineer certified hoarding and provides design, installation and removal services. They also supplied some temporary fencing to the Govhub project.

1300TempFence hoarding staff Angus Thompson and Manager Joel Murphy, who happen to be Ballarat locals, directed the hoarding activity with three supporting staff. “We installed razor wire loops on top of the hoarding panels to help with site security and, at the request of Kane Constructions, we also installed a couple of ‘windows’ in the hoarding to allow the interested

public to be able to ‘peep’ through to check on the progress of the project.”

The objective of 1300TempFence is to make their client’s construction jobs or events run smoothly by providing secure and safe site solutions in a prompt and efficient manner. All fencing is compliant with relevant Australian Standards and with offices nationwide and in New Zealand, 1300TempFence is ideally positioned to assist a wide range of clients whatever their location.

In Victoria, 1300TempFence is providing their products to Level Crossing Removal Projects, the Metro Tunnel, the West Gate Tunnel, the North East Link and VSBA school upgrades. In New South Wales, the company is working with WestConnex, the Northern Road Upgrade and the Parramatta Light Rail. In South Australia, 1300TempFence is working with the Port Wakefield to Port Augusta Alliance and the Port Wakefield Overpass and Highway Duplication.

For more information contact 1300TempFence, 416 Foleys Road, Derrimut VIC 3026, phone 1300 836 733, email info@1300tempfence.com.au, website www.temporaryfence.com.au