

# 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 10,000m<sup>3</sup> of CLT (cross laminated timber) and 1,300m<sup>3</sup> 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.

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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

