

## NORTH EAST WATER REGIONAL HEADQUARTERS, WODONGA

### Overview

The \$8m North East Water Regional Office Wodonga project combined the refurbishment of an existing building to convert into the main entrance and an auditorium area, and the partial demolition of an existing shed portion to allow for the construction of a 3000m<sup>2</sup> two-storey modern Building.

This new building has consolidated the clients, North East Water's, office and works depots from 3 different locations in Wodonga to this one central location.

As part of the clients brief, it was requested that the building have an environmental sustainable design (ESD), recycling existing materials where possible and to create a working environment that provides a high degree of efficiency. These were all achieved.

The location was originally an old timber yard, and was last used as a Bunning's Warehouse. Some of the features of the original warehouse were retained for the new facility.

Almost 600 construction and sub-contractors worked on this project, with the majority coming from across the North East Victoria area.

### Construction Details

Construction involved a concrete ground floor slab, with a concrete set down to accommodate a garden atrium. The atrium is located through the new building lengthways and is overlooked by the ground floor and first floor offices and general corridors through a glass/stainless steel balustrade.

The first floor post tensioned slabs are at split levels either side of the atrium supported on concrete columns.

The structural steel roof and North West facade design, that also utilizes the existing shed timber columns, completes the building skeletal structure which is clad with a combination of Vitrabond and glazing, and roofed in metal roofing.

As part of the internal fixtures and fitting, the existing shed timber was reused to construct reception counters, ceiling feature panels and light fittings. Open low office partitions provide an open office space on both levels.

Some honed concrete has been created for the corridors throughout the ground and first floors adjacent to the atrium. Walls are generally concrete block or light steel stud framing and gypsum.

External grass car parks and a storm water retention basin system has been utilized to control the surface water into the city infrastructure.

### Site Restrictions

The site for this project was large, providing plenty of room for the construction process and for the site amenities.

However, a power line sits at the site's main entrance. The site has many existing in-ground services including water, electrical, storm water, gas, drainage and fire services mains and required the engagement of specialist services locating consultants in order to verify the locations of these prior to any work commencing and also protection and demarcation during the construction process.

The split level & atrium design added some scaffolding & edge protection challenge.

### Environmental

North East Water provides water and sewerage services within North East Victoria region, so it was important to the client that this building is used as an example of innovative and efficient water use and reuse systems.

The building's design included features to capture, treat and use recycled water throughout the site. Rainwater is captured on the site and is treated and used for non-drinking purposes, and water efficient appliances have been installed throughout the building.

Recycled materials from the existing structure were used in this development.

A highlight of the project is the central atrium, which is naturally lit, giving a focus to the interior spaces. The spatial configuration allows the office areas to be naturally lit for a good part of the year.

The result is a sustainable architecture that reduces the energy consumption by over half, establishing a high benchmark for future development.

### Value for Money

Zauner Construction was acutely aware and worked with the client to ensure that the project's tight budgetary parameters were achieved all the way throughout construction and in the finished product. North East Victorian trades were used where possible, and recycled materials were used where appropriate, which not only helps the environment but keeps costs down

### Client

North East Water Regional  
David Larkin  
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### Value

\$8.8m

### Construction Period

October 2012 to October 2013

### Location

Wodonga, Vic

