

TAC Headquarters Geelong



Location

Geelong, Australia

Project Value

AUD\$100.0 Million

Responsibilities

Structural, Civil and Traffic Engineering

Project Scope

TAC headquarters in Geelong was finished late December 2008 and officially opened by Premier John Brumby in February 2009. The building consists of 6 levels above ground and 3 levels of basement at the southern end. The building has approximately 15000m² of net lettable area and houses approximately 800 people. The TAC building is a landmark project for Geelong and is expected to generate around \$59 million each year in economic benefits to the local community.

Cardno Grogan Richards began detailed structural and civil design in late 2006. The existing conditions were utilized with existing single level retaining walls to the southern end of the site left in place while an additional two levels of basement were installed. Utilizing existing structural elements along with many other initiatives such as a black water treatment plant, ventilated glazed atrium and raised floors for mechanical ducting allowed the building to achieve a 5 star green rating. A 4.5 star Australian Building Greenhouse Rating was provided in recognition of the buildings low impact on the environment. The National Wool Museum adjacent is

heritage listed and careful detailing was required to protect the somewhat delicate walls and footings.

The basement construction involved continuous flight auger piers and shotcrete walls with temporary soil anchors. The building is supported by driven precast piles with the exception of footings adjacent the wool museum due to strict vibration criteria. All floors were post-tensioned concrete, supported on a combination of insitu concrete and precast concrete columns. The buildings stability was accounted for using precast stair and lift cores. Cardno Grogan Richards, as the Structural and Civil Engineering Consultants, worked seamlessly with the design team, FKP, the developers and builders, Hickory Developments, to deliver the project on time and on budget.

Client

FKP Victoria