

# STATE-OF-THE-ART HQ

60 Moorabool Street is an impressive nine-storey office tower located in the heart of Geelong's CBD. The project scope includes 775m<sup>2</sup> of ground floor retail/commercial space, 10,152m<sup>2</sup> for commercial offices, two levels of basement car parking, end-of-trip facilities, and streetscaping. The building is designed to achieve 5 Star Green Star Design & As-Built v1.2 certification, and a 5 Star NABERS energy rating.

Kane Constructions was engaged by Quintessential Equity and their development partner GMHBA to design and construct GMHBA's state-of-the-art new headquarters – 60 Moorabool in March 2020. The building was handed over in July 2021.

60 Moorabool St raises the bar in workplace design, with an emphasis on creating a sustainable space with the perfect work life balance.

The building is benchmarked to 2012 Property Council of Australia "A Grade" Standard and amenities include end-of-trip facilities with 78 bike spaces, 15 showers and 96 exclusive lockers. The basement car park provides 61 car parking spaces across two-levels, and charging points for electric vehicles and scooters.

Prominently positioned within this growth hub, the building boasts more than 10,000m<sup>2</sup> of commercial office space across 8-levels, and over 700m<sup>2</sup> of ground floor retail tenancies.

GMHBA's head office takes up levels one to three, with five more commercial office floors above. Within the GMHBA head office, each level offers kitchen facilities, collaborative and breakout spaces, and meeting rooms.

The main kitchen and dining space opens to a podium area with picnic tables above Moorabool Street, while other amenities include a parents' room and a reflection room.

Constructed of conventionally reinforced and post tensioned concrete, the striking and contemporary building features an aluminium and glass curtain wall which shows off the expansive views of Corio Bay and allows natural light to flood through.

Kane Constructions Project Manager, David Purdue led a team in excess of 850 staff, consultants and subcontractors over the 16 month project. 60 Moorabool Street was delivered both on time and on budget.

"Across the duration of the project, a typical day for me was fairly dynamic, coordinating and liaising with client stakeholders, consultants, authorities, subcontractors and the Kane team," David said. "Delivering this project through the pandemic was an obvious challenge, but in addition to the strategies we implemented onsite, we placed a large focus on material and equipment procurement to ensure works were not delayed."

Pivotal to the project's success was the seamless connection between Kane and the team of subcontractors, more than half of which were local companies.

"Our subcontractor team was built around a core group of long term relationships we have built within Geelong and also included Kane's own local formwork team," David said. "Supporting local procurement and contractors within the Geelong region is a key focus for our operations in this area and at 60 Moorabool Street, approximately 60% of contractors were from the Geelong region."

60 Moorabool Street is one of the most recent state-of-the-art commercial office towers within Geelong. "The end result here at Moorabool St is a fantastic outcome and one we are very proud of," David said. "The building integrates brilliantly with the street, whilst providing an excellent working environment for GMHBA and future tenants."

Kane Constructions is a multi-award winning, privately owned construction company which was founded in Melbourne in 1973. Kane operates throughout the east coast of Australia and overseas and has delivered more than two thousand projects.

No stranger to industry accolades, Kane was awarded the 2016 and 2019 National Construction Master Builder of the Year, as well as Master Builder of the Year in Victoria in 2016, 2017 and 2019.

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**DEVELOPER : Quintessential Equity in partnership with GMHBA**  
**MAIN CONSTRUCTION COMPANY : Kane Constructions**  
**ARCHITECT : Cox Architecture**  
**STRUCTURAL ENGINEER : 4D Workshop**  
**SERVICES ENGINEER : Norman Disney & Young**  
**FIT OUT DESIGN : PTID**  
**CONSTRUCTION VALUE : \$50 million**