

AUSTRALIAN NATIONAL

# CONSTRUCTION

MAJOR PROJECT REVIEW

KANE CONSTRUCTIONS

## SIMONDS STADIUM

KICKS THE BIGGEST GOAL



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# ON HOME GROUND

Victoria's third national multi-purpose stadium and the home of Geelong Football Club is taking shape with Stage 4 Redevelopment of Simonds Stadium at Kardinia Park, Geelong.

**Victorian Minister for Sport John Eren said Kardinia Park has been the home of sport and the heart and soul of Geelong for many decades, and redevelopment of Simonds Stadium would lift capacity from 29,500 to 36,000.**

Stage 4 Redevelopment includes a complete transformation of the Brownlow and Jennings stands on the western side, a new Geelong Football Club social club, a 100-seat café, a 1,000-seat multi-purpose function room and new facility for media and broadcasters.

The Victorian Government contributed \$75 million to the \$89 million Simonds Stadium Redevelopment Stage 4 in partnership with the City of Greater

Geelong, the AFL and the Geelong Football Club. The stadium has been home to Geelong Football Club for more than 60 years. The world class facilities will give Cats players and the community a state-of-the-art home and create 90 jobs during construction, with a further 320 jobs once complete.

The minister said the redevelopment made Kardinia Park the largest stadium in Australia outside of a capital city and currently the only venue outside of Melbourne hosting AFL premiership matches.

"This is a great project for Geelong and for Victoria. It doesn't just shore up our status as the sports and events capital of the world, it creates jobs for locals and boosts the economy."

"An important component of the Simonds Stadium upgrade is a new rehabilitation centre the whole community can use. It will promote and facilitate recovery from injury or illness, and help people return to work through specialist programs."

The Victorian Government manages Simonds Stadium, while the City of Greater Geelong manages and maintains other facilities within Kardinia Park such as the park, ovals, netball courts and pool. During 2016, there was a temporarily reduced stadium capacity but the stadium remained in action and daily tickets were still available to Cats home games.

The stadium has also managed to keep media coverage and television broadcasts operational during the construction period, through a temporary 3-storey structure which housed a football department and media gantry facilities. The structure contained a TV broadcast studio, radio boxes and press boxes, as well as the Cats' coaches and stats boxes.

In line with other major state venues the Victorian Government appointed a Trust for the venue. Kardinia Park Stadium Trust oversees the stadium, surrounding grounds and has the job of attracting more world class events to the city. The 7-member trust is led by former Victorian Premier and Geelong Cats supporter, Steve Bracks, who earlier led the committee that consulted stakeholders on the development.

Mr Eren said big AFL games were just the start. "Geelong can look forward to even more A-League, Big Bash and international blockbusters when the state-of-the-art upgrade is complete."

As well as the Simonds Stadium Redevelopment Stage 4, Victorian Government major sport infrastructure projects include the Eureka Stadium upgrade at Ballarat, the Victorian Cricket and Community Centre at Junction Oval,

St Kilda, transformation of Melbourne Park including Rod Laver Arena, and a contribution to Moorabbin Oval Redevelopment.

*For more information contact Minister Eren's Office, Minister of Sport, Level 36, 121 Exhibition Street, Melbourne VIC 3000, phone 03 8392 2151, website [www.premier.vic.gov.au](http://www.premier.vic.gov.au)*



**OWNER :** Geelong Football Club  
**MAIN CONSTRUCTION COMPANY :** Kane Constructions  
**ARCHITECTS :** Populus  
**STRUCTURAL ENGINEER :** Aurecon  
**CONSTRUCTION VALUE :** \$74 million



Photos this page Kane Jarrod Photography



## KICKING GOALS

**Kane Constructions carried out the Design and Construct contract for the Simonds Stadium Stage 4 Redevelopment for the Geelong Football Club in Victoria.**

“Kane were engaged under an ECI framework for the project and shortly after, delivered an early works package. While delivering the early works, and after an extensive VM (Value Management) process, Kane were appointed as builder for the main works contract,” said Project Manager, Marco Bonadio.

Kane Concrete provided the insitu concrete footings, columns, walls, stairs and platforms. A total of 25 staff from Kane Constructions worked on the Simonds Stadium project. Works started in January last year and were completed in time for the Geelong Cats vs Western Bulldogs game on the 19th of May. The stadium has been revamped three times since 2001. The current stage (Stage 4), included demolishing the Brownlow and Jennings Stands on the western side of the ground.

The new Charles Brownlow Stand is the stadium’s main entrance and has a wider range of new facilities aimed at improving spectator experiences. This includes more seating, particularly under cover, a new Geelong Football Club (GFC) Social Club, new training, administration and players’ facilities for the GFC, new facilities for the media and broadcasters and a large multi-purpose function room. There is also The Sunrise Centre, which will help people with a disability return to work.

The main challenges for Kane were working around the temporary media gantry, the main roof installation, the tight programme and delays due to the design being three months late, the Level 4 media centre, the Oval RLs – its shape and access – as well as contaminated spoil. Construction works had to stop during several AFL events held last year.

“Kane has a strong history working with the Geelong Football Club, having delivered the award-winning Simonds Stadium Players’ Stand and Light Towers and the Reg Hickey Stand.

### About Kane Constructions

Kane Constructions is a multi-award winning privately owned construction company that’s stood the test of time commencing operations in 1973. It was the 2016 National Commercial Master Builder of the Year – having scooped the award for its work on the Geelong Library and Heritage Centre in Victoria. All up that project has netted more than 13 awards.

It’s just one of more than 1,900 projects that Kane Constructions has completed. Kane is active in all sectors of the industry and turns over in excess of \$600 million annually, employing more than 340 people throughout its Melbourne, Sydney, Brisbane and Canberra offices.

“Our company has expanded organically, not through acquisitions. We’ve grown through both the scale of projects we undertake and

by expanding our geographic footprint,” said Tristan Forster, Joint Managing Director.

The key to the company’s success is a flat management structure as well as directors being shareholders working in and on the business. “We don’t have a tier of mid management between the directors and the operational teams within the business,” he said. Other initiatives to ensure a high standard of service to our clients include hiring graduates and delivery staff from engineering and architectural backgrounds as opposed to a pure construction background.

“This brings inhouse capability and a better way to manage the process. Under D&C contracts, we’re responsible for managing the design team and it’s of immense benefit to have staff well versed in these fields.”

Tristan is part of the ‘next generation’ at the helm of Kane that took the reins earlier this year thanks to a seamless succession process six years in the planning.

“The next generation of directors have all been in the business for 12 to 22 years which provides a level of confidence to our clients,” he said. “We will continue to deliver for our clients and provide a stimulating and exciting working environment for our staff.”

*For more information contact Kane Constructions Pty Ltd, Level 1, 658 Church Street, Richmond VIC 3121, phone 03 8420 1200, fax 03 8420 1201, website [www.kane.com.au](http://www.kane.com.au)*

## SETTING UP THE PLAY

Survey services for Stage 4 of Simonds Stadium were provided by TGM Pty Ltd, specialist consultants in land development, building, construction and infrastructure.

TGM have offices in Ballarat, Geelong and Melbourne's Hawthorn. Their expertise includes town planning, project management, civil, structural and hydraulic engineering and surveying.

"The elliptical shape of the stadium redevelopment was interesting to work with as projects are usually rectilinear," said TGM Manager, David Rendle.

"The grid system used on the site was an elliptical grid system. Traditionally you'll set out a gridline for others to work with but on this site, owing to the configuration, we set everything out. Another challenge were the strict timeframes with project deadlines based, of course, around the AFL season," David said.

"We came in at the start of construction about November 2015 and were engaged while key aspects, from an architectural and construction point of view, were in progress. We were busiest at the outset, especially during excavation, getting everything right."

David said the stadium project required prompt responses with site surveys, often with little or no warning. Equipment included current robotic total stations, a 3D laser scanner and CAD Survey software.

TGM also provided structural and civil engineering services for Simonds Stadium undertaking, on behalf of the City Council, the annual Structural Conditions Inspection on grandstand structures and light towers. TGM also assisted Barwon Water design and Manage Works, for relocating stormwater and sewer infrastructure.

TGM employs over 100 people and the Group has received an Urban Development Institute of Australia (UDIDA) award for sustainable development practice for work on a housing estate.

*For more information contact TGM Group Pty Ltd, Level 1, 27-31 Myers Street, Geelong VIC 3220, phone 03 5202 4600, fax 03 5202 4691, website [www.tgmgroup.com](http://www.tgmgroup.com)*



## LEADING THE FIELD

**Project management for the Simonds Stadium Stage 4 Redevelopment in Geelong was provided by RCP Victoria Pty Ltd.** Anthony McLaughlin, RCP Victoria Associate and Project Manager, said timing for the redevelopment was critical. Through managing contractual arrangements concurrently, impacts of the redevelopment were minimised in 2016 and were minimised again leading up to completion in May 2017.

"Very early works arrangements meant temporary media facilities were constructed prior to commencement of stadium construction, so events and media went ahead during 2016 and during construction. All media facilities were suitable and met AFL guidelines for broadcasting," Anthony said.

RCP Victoria was appointed Project Manager in March 2015. The RCP Victoria team of three comprised Project Director, Robert Bergers, and Project Managers, Antony McLaughlin and Aileen Ma.

The project control group for the \$91 million redevelopment comprises the AFL, the City of Greater Geelong, Geelong Football Club and the Government of Victoria, which contributed \$74 million.

"An interesting aspect of this redevelopment is the four clients – so, while we were engaged with the Geelong Football Club, we reported to all the funding partners. We've done this successfully before, including North Melbourne and Carlton Football Clubs, it's about managing user groups' expectations and design briefs, and it's about open communication." Anthony said.

Highlights of the redevelopment included the new Charles Brownlow Stand, which replaced the former Brownlow and Jennings Stands, and the media facility on Level 4 of the new stand.

"There is brand new state-of-the-art football training facilities, such as equipment and training technology, and new administration and office space for the coaching and football department."

RCP Victoria provides independent development and project management services to the property and construction industries.

*For more information contact RCP Victoria Pty Ltd, 312 St Kilda Road, Melbourne VIC 3004, phone 03 9038 1772, fax 03 9038 1768, email [rcp@rcpvic.net.au](mailto:rcp@rcpvic.net.au), website [www.rcpvic.net.au](http://www.rcpvic.net.au)*

# STRONG AND FLEXIBLE SUPPORT

AUSREO supplied 400 tonnes of reinforcing steel for the Stage 4 Redevelopment of Simonds Stadium in Geelong. The local steel supplier, based in Breakwater, Victoria, cut and bent reinforcing bar and prefabricated reinforcing elements for the Brownlow and Jennings stand replacement.

The experienced AUSREO team demonstrated their flexibility by delivering the project in time for the 2017 football season.

“We kept up with short notice design changes, and solved potential reinforcement design issues before they became a problem,” said Paul Lowden – General Manager, Victoria. “To meet the demanding schedule we prefabricated reinforcing elements at our facility in

Sunshine North. This offsite manufacturing method eliminated many of the risks associated with construction projects, such as inclement weather, site access and safety hazards.”

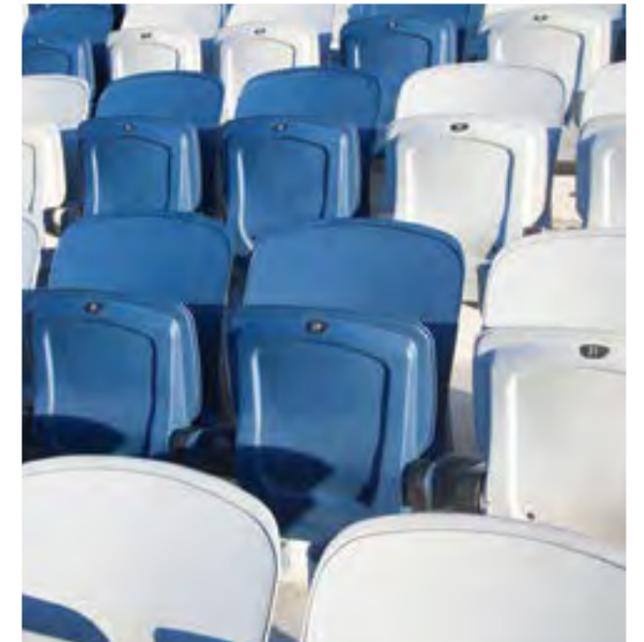
The Simonds Stadium Redevelopment completes the transformation of the venue into Victoria’s third national multi-purpose stadium. The redeveloped stadium is now able to attract national sporting and entertainment events, providing a big boost to the Geelong economy.

“We’re big supporters of the local community, sponsoring the local football, netball and baseball teams in Geelong,” remarked Paul. “Supplying the reinforcing steel for the construction of Simonds Stadium is another way we are contributing to the development of Geelong.”

In March 2015, AUSREO proudly opened its new purpose built Geelong Service Centre to provide local builders with a flexible and reliable reinforcing steel supplier. The local team pride themselves on being able to find ways to help builders pour concrete with greater speed and accuracy.

As a 100% Australian owned and operated business with 14 service centres along the East Coast of Australia, AUSREO takes pride in supporting their local communities. The entrepreneurial spirit that founded the company in 2000 is as strong as ever today, with AUSREO investing in automation technology and new service centre locations across Australia.

*For more information contact AUSREO Pty Ltd, (Melbourne) 45 Bunnett Street, North Sunshine VIC 3020, (Geelong) 32 Leather Street, Breakwater VIC 3219, phone 03 9313 2700, email sunshinenorth@ausreo.com.au, website www.ausreo.com.au*



## THE BEST SEATS IN THE HOUSE

Worldwide seating designer, manufacturer and installer, Camatic, is putting the finishing touches on decking out the Simonds Stadium, in Geelong. The company is reportedly Australia’s first in manufacturing commercial and venue seating from design concept to finished product in a single location. They employ 170 people and started work on the Simonds Stadium project in January 2017.

“We provided about 5,000 strong and durable seats – the patented Alpha Chair, which is made in our factory in Wantirna. They’re the same seats as used in the AAMI Park in Melbourne, home ground to several major football clubs including the Melbourne Storm (NRL), Melbourne Victory and Melbourne City (A-League Soccer), and Melbourne Rebels (Super Rugby),” said Nicholas Flinos, Camatic’s Global Sales and Marketing Manager.

“We’re also installing 86,000 of these seats into the Malaysian National Stadium in preparation for the Southeast Asian games,” said Nicholas.

*For more information contact Camatic Pty Ltd, 93 Lewis Road, Wantirna South VIC 3152, phone 03 9837 7777, fax 03 9887 3485, email sales@camatic.com.au, website www.camatic.com*

## MIXING IT UP

Geelong company, **Local Mix Concrete**, carried out concrete supply and delivery and concrete batching for **Simonds Stadium Stage 4 Redevelopment**. In the lead up to the Simonds Stadium opening, Local Mix Concrete supplied the bluestone aggregate and white aggregate concrete for decorative concrete work – the stadium’s external pavement in Cats’ colours.

General Manager, Stuart Richardson said Local Mix concrete has also completed a range of works on previous stages throughout the development. “We have done work here spanning back a couple of decades. As a local company we’ve enjoyed working on the stadium. We are part of Geelong, being established here since 1971 – and we are Cats supporters!”

The job involved a team of 20 from Local Mix’s 65 employees, for the early work in April 2016, involving the footings for the temporary media facility at the stadium. “Later we did all the footings, ground slabs, columns, and stairwells for the stadium redevelopment. As the stadium went up around the temporary media facility, sometimes

the work was in small areas. It also involved supply of a specific strength concrete. We supplied normal strength concrete, from 32-50 megapascals, and for the columns a special strength concrete, 65-80 megapascals.”

Usually, a greater strength of concrete is requested for a structure that’s not excessively high. As technology and higher strengths give engineers latitude with overall structure, spans can be increased between columns.

Regionally, Local Mix Concrete worked on the major new Epworth Geelong Hospital serving Greater Geelong and South West Victoria. Redevelopments at two other hospitals and the redevelopment of Barwon Water’s Geelong head office were also recently completed.

*For more information contact Local Mix Concrete Pty Ltd*, 10 Hays Road, Moolap VIC 3221, phone 03 5248 2434, fax 03 5248 6088, email [stuart@localmix.com](mailto:stuart@localmix.com)



## PLAYING TO THEIR STRENGTHS

**Eric Jones Stairbuilding Group** has designed, manufactured and installed approximately 1.2km of balustrading and handrails on the **Simonds Stadium** project. “The materials are mostly glass and galvanised or powder coated steel,” said Director, Daniel Auld. “We haven’t outsourced any of this. It was all made in Australia.”

25 of his 60 staff worked on the Simonds Stadium project including from design to installation from October 2016 to April this year. “The architect comes up with an initial design intent, which we then make workable in the real world and have it approved by engineers. The majority of the work is manufactured in one of our six factories. A design challenge was taking the crowd loading into account, being compliant with the building code but ensuring the design didn’t obstruct people’s view”

Another project challenge for Eric Jones Stairbuilding was the tight time frame from when they started onsite to get their work approved, with the job already being behind before they started.

The company’s main clients are builders and developers working on houses, townhouses and apartment blocks as well as the commercial

sector. “Our company’s edge is our ability to combine steel and glass – we do that all inhouse,” said Daniel.

The Eric Jones Stairbuilding Group is EBA compliant and has designed, manufactured and installed quality staircases for the past 70 years. It also supplies kits and the following styles for balustrades: flared, open string, cut string, geometric and external.

For commercial stairs they offer a range of materials such as steel, stainless steel, glass, wrought iron, or timber and advise which would best suit your project. They work with more than 20 timber species including Victorian Ash, Ironbark, European Oak and Blackbutt.

They work for a large number of Australia’s best commercial builders including Mirvac, Multiplex, Probuild, Lendlease, Monaco Hickey, Hamilton Marino and many others.

*For more information, contact Eric Jones Stairbuilding Group Pty Ltd*, 8 Beech street, Nunawading VIC 3131, phone 03 9874 0411, fax 03 9874 0211, email [sales@ericjones.com.au](mailto:sales@ericjones.com.au), website [www.ericjones.com.au](http://www.ericjones.com.au)



## GOT YOU COVERED

Oasis Tension Structures has installed a teflon-coated, glass fabric that will last a quarter of a century on the Simonds Stadium project.

The company installed 13 highly translucent fabric elements to act as skylights and form part of the stadium roof. Each element is approximately 60m<sup>2</sup> in area and is held in position by an adjustable floating mast that's suspended in space by stainless steel cables.

"As a specialist contractor we brought together a highly skilled team experienced in this unique form of architecture. All aspects of design, engineering, manufacture and construction were carefully considered and managed from commencement to final commissioning and handover" said Darryl Thomson, Managing Director.

Oasis is an Australian-owned company that has worked internationally in architectural fabric structure design and construction. The 20 year old business specialises in complex tension structures.

Oasis has expertise in creating inspirational concepts through to precision construction.

*For more information contact Oasis Tension Structures (Australia) Pty Ltd, Unit 1, 22-24 Jarrah Drive, Braeside VIC 3195, phone 03 9588 1444, email oasis@oasistensionstructures.com.au, website www.oasistensionstructures.com.au*

## THE FINISHING TOUCH

Westcoast Windows won the contract to supply the glazed curtain wall façade, glass floor and internal glass for Simonds Stadium. They started design work on the project last August and completed it in March.

"Approximately 11 of the company's 50 staff worked on the project," said Managing Director, Ross McGregor.

"The main feature is a four-sided structurally glazed curtain wall which has lots of rakes and peaks across the whole façade. It covered about 900m<sup>2</sup> and had high performance requirements for energy efficiency. To achieve this, we used a 6mm/12mm/6mm Viridian PerformaTech insulated glass unit which is an Australian product."

Westcoast Windows also supplied the glazed partitions and doors internally throughout the project and external glazed butt-joined windows facing the football oval.

Another highlight is a glass floor area of 28 panels measuring a total of 6.5m by 7.5m of glass 39 mm thick, which also forms the ceiling of the player warm up area below. Once the retractable blinds open, viewers upstairs can watch players do their drills below, but the players won't be able to see the spectators.

The company is a commercial manufacturer of windows ranging from small to large façade work across a range of project types including

commercial buildings, schools, hospitals and architecturally designed residential developments.

"Manufacturing and installing standard commercial aluminium windows is the core of what we do. But we also like to tackle the more difficult jobs, the kind of jobs our competitors tend to not want to get involved in such as the façade seen in this project," said Ross.

Westcoast Windows is a family owned company that's 30 years strong. They work throughout Victoria focusing on the Geelong, Melbourne and Western Victoria regions, and add this project to a portfolio that also includes the Geelong Hospital, Deakin Cadet Building and the Barwon Water head office in Geelong, which is nearing completion.

*For more information contact Westcoast Windows Pty Ltd, 20-22 Lambert Avenue, Newtown VIC 3220, phone 03 5221 6999, fax 03 5221 8880, email admin@westcoastwindows.com.au*



Simonds Stadium, Geelong



## RAISING THE ROOF

Faulkner Roofing completed supply and installation of the new state-of-the-art roofing and soffit package for Simonds Stadium. Most of the company's 40 staff worked on the project, completing the roofing in April.

"Safety was a key challenge on this project," said Chris Malouf, Director of Faulkner Roofing. "We managed the risks by providing safe access to roof bays and coordinating lifting with crane crews."

His staff worked daily with the project engineer and architect to achieve goals and mitigate potential safety issues onsite due to the high complex design. "This was the key to the success of this particular project for us. Due to the D&C build, we were left with the responsibility to overcome design issues or rectify areas," said Chris.

Faulkner Roofing was formed in 2004 by two domestic plumbers who saw an opportunity in their area to provide roofing to the commercial sector. "We wanted to achieve high standards in the field based on, efficiency, effectiveness, quality and safety. We also provide opportunities to apprentices," said Chris. "We deliver quality works on time and we're different because we provide our clients with a pain-free build."

The company works across Australia including building sporting facilities and basketball stadiums in Indigenous communities. They've donated their labour to charities in their region plus have completed the longest refrigerated panel roofing system in the southern hemisphere.

They've also worked on iconic projects such as Barwon Prison, Geelong Hospital, Sunshine Hospital, St Vincent's Hospital, Geelong Police Station, Notre Dame University, Margoneet Prison, Loddon Prison in Castlemaine as well as multiple jobs for Deakin University and the Port Phillip Prison. They have also worked on many multiple shopping centres, high schools, primary schools as well as childcare centres.

*For more information contact Faulkner Roofing Pty Ltd, PO Box 1372, Geelong VIC 3220, mobile (Chris) 0417 038 357, (Scott) 0418 292 633, email [chris@faulknerroofing.com.au](mailto:chris@faulknerroofing.com.au), website [www.faulknerroofing.com.au](http://www.faulknerroofing.com.au)*