

A WHOLE OTHER LEAGUE

DEVELOPER : Canterbury League Club
PROJECT MANAGER : Cerno Management
MAIN CONSTRUCTION COMPANY : Parkview Group
ARCHITECT : Altis Architecture
CONSTRUCTION VALUE : \$106 million

The recently completed \$106 million redevelopment of Canterbury League Club, which commenced in 2013, saw a major staged upgrade to the existing club to create a premier hospitality and gaming venue. The Club now boasts best-in-class offerings including a 650-seat brasserie and play area, modern café and lounge areas, updated gaming room, new architectural façade and landscaping, as well as a new 5-level underground carpark.

Continuing their trajectory of project management of successful major club redevelopments, Cerno Management has recently completed the \$106 million redevelopment of Canterbury League Club in inner-western Sydney.

As a major community and sporting hub in the Canterbury-Bankstown area, Canterbury League Club is widely used by locals of all ages and stages of life, especially families, seniors and sports/gaming enthusiasts. This significant redevelopment, which Cerno Management has been involved with since 2013, responded to the club's long term vision to become a premier hospitality venue and make its mark as a popular food and entertainment hub.

As project manager, one of Cerno Management's key responsibilities was ensuring the facility remained operational during the project.

"With the club operational 24/7 it was crucial to keep the doors open and minimise disruptions during the development. To do this we delivered the project over multiple stages and phases, with separate procurement strategies for each stage," explained Project Manager, Patrick Wright.

As part of this staged project, major works were undertaken, including the construction of a new 5-level underground car park with over 400 spaces.

On the ground floor a new bistro offers a kids' play area and outdoor terrace, and with approximately 650 seats is now one of the largest in the southern hemisphere. On the same level, the new Bakehouse café restaurant offers contemporary cuisine in a stylish setting. So stylish in fact that it won a best interior fitout award from the Master Builders Association of New South Wales.

Upstairs the gaming floor was transformed into a class leading contemporary space complete with VIP room, outdoor terrace and bar. Below ground new infrastructure, including loading dock, waste removal area and production kitchens, was added to meet the demands of an expanded venue, while the exterior was given a face-lift with a contemporary copper façade, water feature and porte-cochère, all complemented by beautiful landscaping.

Over the years the club has been expanded several times which posed challenges for the project's design team this time around.

"The challenge of integrating the building's services and structures, each of varying vintages and built to different building codes, resulted in a large quantity of unknowns," said Patrick.

"As a result, most of the design by Altis Architecture was bespoke. This took longer to shop draw, procure and install than a more standard design, and required specialist trades and suppliers. However, the resulting cutting-edge design places Canterbury League Club foremost amongst its peers, and has led to several Master Building Association nominations and awards," said Patrick.

Cerno Management has developed a solid reputation as project manager of numerous large-scale club redevelopment projects over the years. The recent completion of Stage 1 of the \$200 million redevelopment of Harbord Diggers in Sydney saw the creation of a mixed use intergenerational precinct offering a new club, 76 seniors' living apartments and childcare centre, with further apartments, gym and aquatic centre scheduled for completion in 2019. Prior to this, the firm project managed the \$96.7 million renovation of Revesby Workers Club which saw the club building extended along with construction of a new 12,000m² retail, medical and entertainment precinct and carpark.

The company also works across other asset classes including commercial, fitout, industrial, aged care, health, education, residential and mixed use. With a core service offering focused on taking total responsibility for a project's delivery from inception to completion,



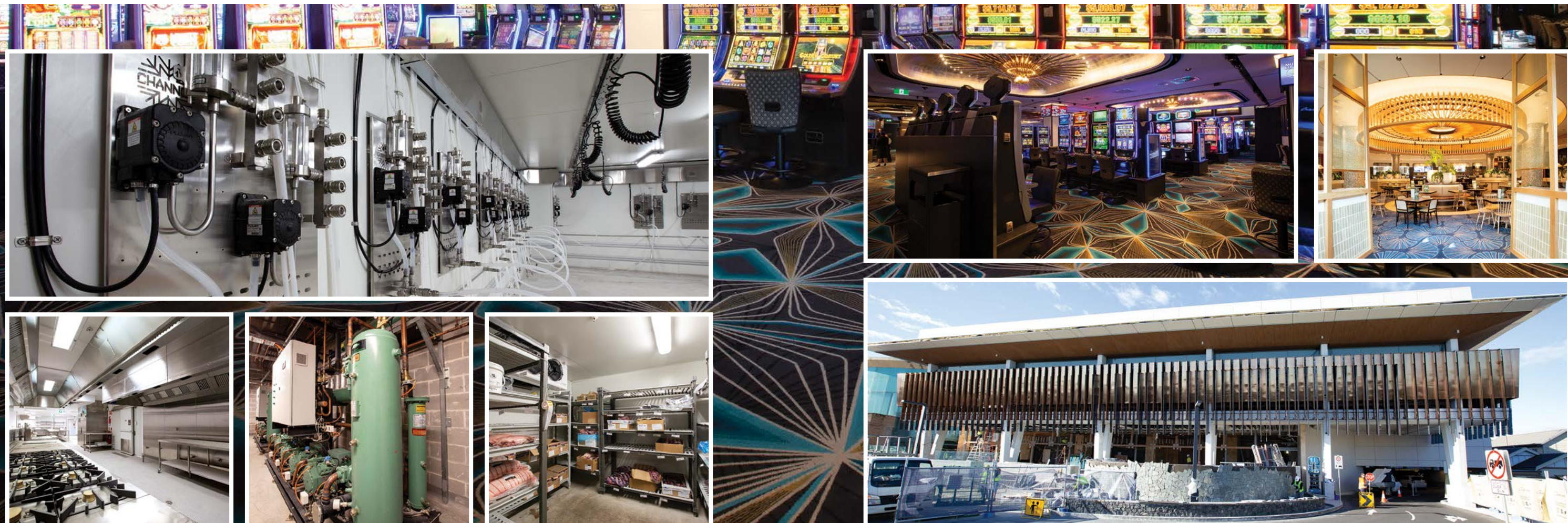
they also offer development management and monitoring, fitout management, tenancy coordination and advisory.

Cerno Management is part of integrated Australian commercial property group Cerno, which was established in 2004 and offers commercial property investment, finance and management services alongside its successful project and development management arm.

For more information contact Cerno Management, Suite 8.01, Level 8, 28 O'Connell Street, Sydney NSW 2000, phone 02 8246 6500, email info@cerno.com.au, website www.cerno.com.au

Below Channon Refrigeration completed the refrigeration plant, cool and freezer rooms, beer reticulation and keg room for the project.

Below MBM provided their full quantity surveying services to the Canterbury Leagues Club redevelopment.



Channon Refrigeration Sales have completed hundreds of successful projects for companies of all shapes and sizes specialising in the design and installation of food preparation equipment and refrigeration rooms.

At Canterbury League Club, Channon Refrigeration was contracted to supply and install kitchens for the separate specialist food preparation areas and to design and construct the keg room and beer reticulation equipment. The company also installed new refrigeration plant, cool rooms and freezer rooms.

“The challenge was coordinating our work with the operation of the club when we had to shut down plant or reconnect to existing services such as the refrigeration. We had to time everything and work through the night to have it all operational by 10am,” said Manufacturing Manager, Bill Mun.

Channon Refrigeration was established in 1976 and provide design and consultancy services as well as designing and fabricating their own product. The company works across businesses from restaurants and cafés to high end commercial fitouts including cool rooms and freezer rooms as well as food production and wash up areas.

Channon Refrigeration have achieved a reputation for completing large scale jobs such as the fitout of cool rooms and freezer rooms at the International Convention Centre, Darling Harbour, completed in 2016 and restaurants at the newly opened precinct at Barangaroo. The company has installed coolrooms and freezer rooms for thousands of McDonalds and other fast food outlets across Australia.

Channon Refrigeration is experienced at quality fitouts of commercial kitchens and minimising disruption to trading while the job continues and has successfully completed work at Harbord Diggers Club, Revesby Workers Club and Bankstown RSL Club.

At Bankstown Sports Club Channon supplied and fitted out the Brewhouse Bar, the Chinese kitchen and the café with stainless steel lining, refrigeration and upgraded kitchen equipment. Channon refitted the keg room, installing new beer reticulation system and refrigeration plant. Heated glazed panelling were installed for external viewing so patrons could view the operation.

For more information contact Channon Refrigeration, 6/25 Garema Circuit, Kingsgrove NSW 2208, phone 1300 657 977, email info@channon.com.au, website www.channon.com.au

MBM delivered a full quantity surveying service, including precontract, cost advising, cost planning, value engineering, bill of quantities, tender review and post contract services with assessments of progress payments and variations on the Canterbury Leagues Club.

Director of MBM, Ian Berson, believes the success of the resulting quality development is due to the collaborative working relationship with the client and the project team.

“The role of a quantity surveyor is to ensure the financial success of a development project. MBM’s early and effective cost advice helped to assess the viability of the project by identifying key development risks and ensured the bespoke design solutions could be provided within budget. Together with our strong industry knowledge and expertise we were able to provide tailored solutions that required little variation,” said Ian.

The team has followed a systematic and structured process of team based decision making to achieve the best value for the end users within the cost parameters and timeframe. MBM is proud to be associated with this high performance facility.

MBM believes it is essential to be involved from the initial feasibility stages of a project, all the way through to delivery and completion. The aim is to build good structures and to ensure a balance between function and whole of life cost. The need for economy, efficiency and effectiveness should constantly be tested during the design process to achieve the best outcome.

The Canterbury Leagues Club project was led by Ian Berson, Director, supported by Nick White, Andrew Chew and a national multi-disciplinary team

MBM is an award-winning and accredited practice, established in 2002 as a quantity surveying firm and has grown into a national asset advisory practice with over 120 staff. As a value driven business based on precision, integrity and reliability, the multi-disciplinary team provides innovative, tailored and optimal solutions to its public, corporate and private sector clients across Australia, Papua New Guinea and New Zealand.

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