

A CHAMPIONSHIP RESULT

The 12 hectare Valentine Sports Park site has undergone a \$22M redevelopment to bolster it to a new benchmark facility for Football NSW and the local community.

Valentine Sports Park is the Home of Football in NSW and the new upgrades will see it rise to the benchmark facility for sporting, recreational and community use, both within Australia and overseas.

Football NSW identified the requirement to re-develop VSP to cater for the ever increasing needs of football in Australia. The 12 hectare facility redevelopment has seen upgrades to the Futsal and Multi Purpose Indoor Centre, construction of

2 synthetic turf playing fields and 3 turf fields, a 60 room accommodation suite with breakout team rooms and an exciting new building to house the operations of Football NSW.

Aver were engaged by Football NSW to manage the total project requirement including: Funding agreement negotiations and submissions to Federal and State Governments; development of a property brief including needs analysis and stakeholder engagement; targeted search

of potential alternative sites; design team engagement and design development; statutory approval, competitive D&C tender and superintendent services for the redevelopment, and preparation of an 'Integrated Water Cycle Management Plan' using runoff from synthetic fields to make Valentine Sports Park self-sufficient in its irrigation requirements.

A key focus for Valentine Sports Park was the construction of a new 'Home of Football' building acting as a spectator grandstand,

change room facilities for players and referees, and office space for FNSW staff.

Construction of two FIFA '2 star-rated' synthetic all-weather playing fields and upgrade of three natural grass fields met with some significant challenges. The site inherited historical issues with fill management which had the potential to impact the foundations of both the synthetic fields and the 'Home of Football' building. To combat this contractors on site needed to progressively remove and reconsolidate the fill, minimising risk of future settlement of the synthetic fields or in ground services.

The entire redevelopment was undertaken whilst the facility continued to operate

24/7, servicing the needs of the football community in NSW.

Aver is an independent, privately-owned development and project management consultants company with their offices in Sydney and Melbourne providing strategic property expertise, advice and delivery across a wide range of project departments. Aver's service sectors include infrastructure, urban renewal, commercial, large-lot residential and retail.

Aver has extensive experience in the management of sports projects, including end-to-end management of the Rugby League Central development for the National Rugby League (NRL), and numerous works

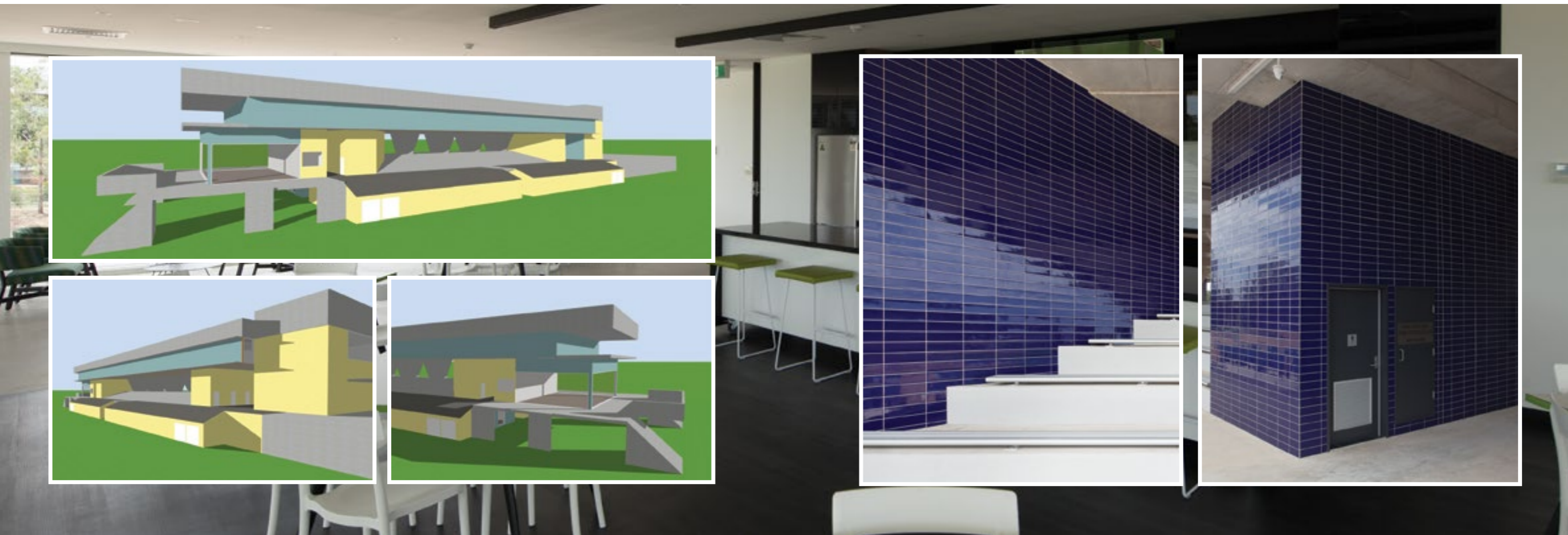
for the Sydney Cricket Ground & Sports Ground Trust, at both Allianz Stadium and the Sydney Cricket Ground.

Aver is focused on delivering high-quality, pragmatic and responsive service. Their industry tested knowledge provides a valuable base to their building management strategies, and is an integral part of their success in the projects they undertake, regardless of sector.

For more information contact Aver Pty Ltd, Level One, 171 William Street, Darlinghurst NSW 2010, phone 02 9380 8816, fax 02 9380 8870, email info@aver.com.au website www.aver.com.au



DEVELOPER : Football NSW
DEVELOPMENT & PROJECT MANAGEMENT: AVER
CONSTRUCTION : Taylor Construction Group (building works) and HG Sports Turf (Synthetic Sports fields)
CONSTRUCTION VALUE : \$22 million
ARCHITECT : HBO+EMTB Architecture



The Valentine Sports Park upgrade was required to comply with Section J of the Building Code of Australia (BCA). Energy efficiency consultants Eco Certificates Pty Ltd ensured the upgrade complied with Section J in two ways. By complying “Deemed-to-Satisfy” (DTS) reports and providing an alternative verification solution (known as “JV3”) for two buildings of the redevelopment.

Buildings produce approximately 20% of Australia’s greenhouse gas emissions. Section J seeks to reduce the emissions of new non-residential buildings through efficient energy use. Satisfying all of Section J’s DTS requirements involves individually evaluating each element of a building (i.e. HVAC, fabric elements such as walls or glazing, etc) and determining a minimum performance requirement for compliance. Eco Certificates provided DTS reports for all areas of the Park redevelopment. This major upgrade included a Futsal/Indoor Centre, accommodation, café and a multipurpose “Home of Football” building.

Verification method JV3 provides for alternative solutions that meet the performance requirements specified in the DTS reports. As Owner/Director of Eco Certificates Manuel Basiri explains, when the DTS requirements for the Futsal and “Home of Football”

buildings were deemed “unfavourable ... an alternative solution was formulated.” JV3, Manuel continues, “requires the complete energy modelling of the building in computer software packages” to demonstrate an alternative’s effectiveness. It is “a far more advanced study ... [requiring] far more resources and expertise.”

Eco Certificates utilized EnergyPlus, a building energy simulator, with programme DesignBuilder to model the buildings, measuring and comparing the efficiency of DTS and alternative solutions. “In total, 5 separate reports were compiled to address different areas of the project in both DTS and JV3 studies,” Manuel notes.

Eco Certificates are JV3 experts, assisting architects, developers and owners to negotiate impractical or undesirable DTS requirements, often saving a project and its design. “We’ve helped many ... clients with impressive results,” Manuel says.

For more information contact Eco Certificates Pty Ltd, PO Box 3248, North Parramatta NSW 1750, phone 1300 162 436, fax 02 8007 0455, email info@ecocertificates.com.au, website www.ecocertificates.com.au

The recently redeveloped Valentine Sports Park in Glenwood Sydney, is equipped to take its place as a premier sporting facility. At the heart of this redevelopment is the upgraded and expanded Indoor Facility boasting an international-standard Futsal (indoor soccer) stadium. Amidst the on-court action, one striking feature of this stadium is sure to catch the eye of spectators, a tiled feature wall of rich, impressive blue installed by Ashfield-based tiling specialists, ABC Boral Group.

Comprised of specially ordered blue tiles, the feature wall is perhaps the most prominent of ABC Boral Group’s substantial contributions to the redevelopment. Supplying a team of 12-13, the company was also responsible for all tiling and concrete polishing throughout the Park, including the new accommodation and ‘Home of Football’ buildings.

The ‘Home of Football’ is the headquarters of Football NSW, the state’s governing body of soccer and Futsal and features 6 player change rooms, an education centre, meeting rooms plus on site canteen.

Despite the project’s large scale, ABC Boral Group’s professionalism and expertise ensured their work was problem-free. “There were no

challenges,” Tony Semaan, Senior Project Manager at ABC Boral Group reports.

Operating since 2011, ABC Boral Group specialize in tiling, polishing and paving, offering their services across the domestic/residential and commercial sectors. These services include all aspects of indoor and outdoor tiling, supplying and installing world-class pavers and polishing a variety of flooring types such as concrete, marble and sandstone.

Priding themselves on completing on time and backed by glowing references, ABC Boral Group is seeking to continue their expansion into larger projects. Notable past tiling projects include Bondi Beach Surf Club, Dee Why RSL Club and Adina Hotel in Mascot, plus all tiling and paving for the Town Hall House Refurbishment. In addition to UWS Randwick and UWS Kingswood.

For more information contact ABC Boral Group Pty Ltd, 445-449 Liverpool Road, Ashfield NSW 2131, phone 02 9799 9931, fax 02 9799 7231, email admin@abcboralgroup.com.au, website www.abcboralgroup.com.au