



# GET SET TO GET WET

DEVELOPER : Goulburn Mulwaree Council  
MAIN CONSTRUCTION COMPANY : FDC Construction and Fitout  
ARCHITECT : DWP (Design Worldwide Partnership)  
CONSTRUCTION VALUE : \$28 million

The Aquatic & Leisure Centre redevelopment in Goulburn, is the latest stage in the transformation of the historic regional city's Victoria Park pool precinct. The state-of-the-art community facility included the refurbishment of the existing pool, as well as the addition of a new 25m pool, children's splashpad areas, gym and café.

**Goulburn Mulwaree Council awarded the milestone project to FDC Construction and Fitout in 2020, as a comprehensive upgrade and expansion of the existing Goulburn Aquatic Centre.**

The project encompasses a new 8-lane 25m indoor pool and warm water pool, a learn-to-swim pool and children's splashpad area, change rooms, a café and gymnasium.

This significant regional redevelopment project created a new link between the aquatic centre and the adjacent Victoria Park which incorporates multi-sports facilities and an adventure playground.

\$10 million of the project cost has been contributed by the NSW Government with the remainder allocated by Goulburn Mulwaree Council. The project timescales were brought forward by three months due to COVID-19 restrictions which resulted in the facility being operational for use by the local community sooner than originally planned.

"This is a very well-known facility for the Goulburn community which along with its location on a prominent site meant there has been a high level of community interest in the project," said Daniel Stephenson, Project Manager.

"FDC took the concept and developed the detailing to make it buildable," Daniel explained. "It was a great collaboration between the council, consultants and ourselves. Everyone had a say in the project which has created a shared sense of ownership in the finished product."

The site was quite spatially constrained and the 50m outdoor pool was required to remain operational throughout the works. Careful planning and sequencing of works ensured that disruption to the operational areas of the facility and the wider community was minimised.

FDC were able to draw on their extensive experience within the aquatic centre industry to complete the project. The materials used on



the project were chosen for longevity, sustainability and their ability to withstand corrosive pool environments.

"One innovative solution we developed was the use of large format Kingspan insulated roof panels which allowed us to install the whole roof in only two days," Daniel said. "As well as providing great acoustic and thermal performance this approach also allowed us to seal the building envelope faster which also helped with COVID-19 related controls."

"The building looks fantastic and sits really well with the landscape," said Daniel. "It's also really cost-efficient with the majority of the funds spent on the functional areas of the project which represents good value for the public funds."

The FDC team have successfully completed regional projects across Australia. "Projects located in regional areas can often be challenging

with the need to import specialist consultants and contractors from elsewhere," said Daniel. "However on this project FDC really prioritised local trades and we managed to find a good balance."

FDC is an independently owned and operated contractor with over 30 years experience delivering quality projects in many sectors.

With offices in Sydney, Adelaide, Brisbane, Canberra, Melbourne and Perth, FDC have a nationwide capability and a focus on delivering best in class construction, fitout, refurbishment, mechanical and building services.

*For more information contact FDC Construction & Fitout*, phone 02 6222 8800, email [canberra@fdcbuilding.com.au](mailto:canberra@fdcbuilding.com.au), website [www.fdcbuilding.com.au](http://www.fdcbuilding.com.au)



**Below** BAVAP installed a Hychem Aqua-Tuff coating to the areas around the pool, a heavy-duty and waterproof floor topping and coating system.



Images on this page supplied by FDC - Kasey Funnell

**Below** Welkin supplied and installed the external cladding and screens to the Goulburn Aquatic Centre project.



**BAVAP are a specialist installer of durable, aesthetically pleasing and quality flooring solutions, serving New South Wales and the Australian Capital Territory.**

For the Goulburn Aquatic Centre, BAVAP worked closely with lead contractor FDC during the construction period to develop a workable drainage strategy for the pool surrounds that would allow the coatings to perform as required while also keeping costs down.

“We worked hard to achieve a solution that suited the client,” said Anja Peschler, Director. “Once the design was agreed we had to carry through with the remedial works and installation quickly and we were able to deliver our finished coatings in a very short timescale despite COVID and wet weather disruptions.”

A Hychem Aqua-Tuff coating was applied to the pool surrounds. The product is a bespoke, decorative, heavy-duty and waterproof floor topping and coating system utilising rapid cure Methyl-Methacrylate (MMA) technology, and as an approved Hychem installer, BAVAP were able to offer a full system warranty covering both the product and installation.

BAVAP were well situated to support the project as their main warehouse facility is also located in Goulburn. “It was great to work on a project in our own backyard and the end result looks really good,” Anja said. “It will be a great facility for Goulburn with a hygienic, anti-slip surface that will stand the test of time.”

With nearly 40 years experience and a reputation for quality and attention to detail, BAVAP has the expertise to deliver long-lasting surfaces on projects in many industries including both new builds and refurbishments.

The team at BAVAP thrive on working closely with clients from the early stages of projects until their completion. With the support of BAVAP’s rigorous focus on workplace health and safety, they are dedicated to delivering flooring solutions of the highest standard.

*For more information contact BAVAP Industrial Floor Coatings, A21 35-39 Bourke Road, Alexandria NSW 2015, phone (Anja) 0435 958 449, email [admin@bavap.com.au](mailto:admin@bavap.com.au), website [www.bavap.com.au](http://www.bavap.com.au)*

**Welkin Construction Group is a Sydney-based contractor established in 2016 and specialising in the supply and installation of cladding, glazed and internal partitions and ceilings as well as plastering and general construction.**

The company supplied and installed the external cladding and screens to the Goulburn Aquatic Centre project. Cladding panels from Colorbond Spandek were installed on the project along with 6.5m high Capral aluminium slatted screens. During the project Welkin’s installation team temporarily relocated to Goulburn to ensure that works could continue without being disrupted by lockdowns.

“We are very happy to have worked with FDC on this project and we hope they were also happy with us. FDC have a very well managed team who ensured the works went smoothly with all of their subcontractors,” said Director, Rebecca Zhou.

The innovative and professional team at Welkin provides expertise and quality workmanship to the commercial, residential, industrial, education and aged care sectors, with the company able to offer a broad range of knowledge and experience across many aspects of construction.

They have worked on major projects around Sydney and regional New South Wales for leading Tier 1 contractors and are also experienced at delivering smaller projects as a main contractor.

“Everyone on the Goulburn Aquatic Centre project worked hard to deliver a good job together and we are proud to have been involved,” said Noom Zhuang, Construction Manager.

On all their projects Welkin prides themselves on professionalism, integrity, honesty and fairness. They have the breadth of experience to see possibilities and solutions that others cannot.

“Because we are a builder ourselves, we know how construction projects work,” Rebecca explained. “We understand the big picture rather than being restricted to a specific aspect of the project. We are used to working with other contractors to get the job done promptly and within the budget.”

*For more information contact Welkin Construction Group, Unit 12/42 Harp Street, Belmore NSW 2192, email [info@welkininterior.com.au](mailto:info@welkininterior.com.au), website [www.welkininterior.com.au](http://www.welkininterior.com.au)*



**Below** XLam manufactured and supplied a highly sustainable (GLT) glue laminated timber for the roof structure of the main pool hall.



**Below** Highlands Concrete provided formwork, reinforcement and concrete pumping, placement and finishing at Goulburn Aquatic Centre



**The Goulburn Aquatic and Leisure Centre boasts a host of new facilities including a new eight lane indoor pool, warm water pool, change rooms and associated facilities.** The roof structure of the main pool hall is comprised of a primary steel structure with glue laminated timber (GLT) purlins which were provided by mass timber manufacturer XLam ([xlam.com.au](http://xlam.com.au)). The use of timber created an elegant architectural statement, introducing warm, natural tones into the project.

As well as being a great aesthetic choice, GLT is also a highly sustainable option. “We only use Australian grown, PEFC certified (Programme for the Endorsement of Forest Certification), plantation pine timber milled to strict specifications by Hyne Timber. The GLT used for this project is grown and manufactured here in Australia as well” said Robert Mansell, Business Development XLam.

The prefabricated GLT elements supplied by XLam were factory pre-cut to match the project requirements. “We prepared shop drawings for all elements which were then machine prefabricated to the exact length and profile,” said Robert. “Our prefabricated, DfMA (Design for Manufacture and Assembly) approach made site installation easier for the main contractor FDC.”

XLam has had previous interactions with FDC along with many other leading building and construction companies and contractors across Australia and New Zealand.

In addition to supplying and installing GLT they also specialise in Cross-Laminated Timber (CLT) for use in Mass Timber Construction (MTC) as well as for use in conventional construction projects using a hybrid approach, combining CLT with steel and concrete to improve the sustainability and efficiency of construction. Their local manufacturing capability and full vertical integration with the timber feedstock supply means they were able to guarantee supply despite the logistical challenges presented by COVID-19.

Goulburn Aquatic Centre is a new community asset providing significantly enhanced amenities for Goulburn residents. “At XLam we are always supportive of projects where customers like the Goulburn Mulwara Council think outside the box to deliver special facilities like this for their communities,” Robert said. “Everyone associated with the project should be applauded for helping to make it a reality.”

**For more information contact XLam Australia**, phone 0407 646 416, email [enquiries@xlam.com.au](mailto:enquiries@xlam.com.au), website [www.xlam.com.au](http://www.xlam.com.au)

**Highlands Concrete Constructions are a professional concrete contractor that has served Sydney, Illawarra, the Southern Highlands and surrounding areas since 2009.**

Their expert team has over 30 years of concrete flooring expertise and the capability to fulfil concrete requirements for any project large or small.

Highlands Concrete provided formwork, reinforcement and concrete pumping, placement and finishing on the Goulburn Aquatic Centre project for main contractor FDC Construction & Fitout.

The design of this project was straightforward, and we had a strong relationship with the team from FDC,” said Peter Gualtieri, General Manager. “We had a few issues with the weather and some COVID challenges with frequent testing requirements, but we managed to get the job done and achieved a really good result.”

“We are committed to achieving high standard results and take a lot of pride in the finished product,” explained Peter. We like to go into a project, achieve quality result for the client and win repeat business. Highlands Concrete is proud of the 80% of contracts originating

from existing clients and are committed to growing their client base both in Sydney and regional areas.

After the successful completion of Goulburn Aquatic Centre Highlands Concrete already have other projects lined up with FDC Construction & Fitout in Canberra. They also work for many other clients with a focus on high-rise developments and warehousing where a premium concrete finish is critical to a project’s success.

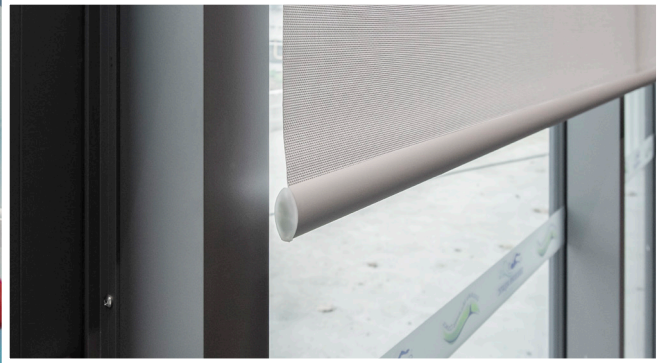
“We dedicate ourselves to giving our clients the best result, however big or small their project is,” Peter said. “Our experienced staff will be with you every step of the project and pride themselves on attention to detail and quality workmanship.”

**For more information contact Highlands Concrete Constructions**, 16 Drapers Road, Colo Vale NSW 2575, phone 0405 412 847, email [highlandsconcrete@bigpond.com.au](mailto:highlandsconcrete@bigpond.com.au), website [www.highlandsconcreteconstruction.com.au](http://www.highlandsconcreteconstruction.com.au)





**Below** BMAC supplied and installed Verosol Veroscreen Roller Blinds to the gym and offices of Goulburn Aquatic Centre.



**BMAC Window Furnishings supplied and installed 3m long Verosol Veroscreen roller blinds to the fitness gym and office areas within the aquatic centre.**

The blinds were specified by the architect and varied in width between 1.2m and 2.4m.

“Verosol Veroscreen is a top-notch product,” said Kayleigh Lawrence, Commercial Manager. “It provides UV protection, helps with glare control and minimises direct sunlight. It also gives excellent transparency so if the blinds are down people inside can see out without hindrance while still getting full privacy.”

Goulburn Aquatic Centre is another project BMAC have completed for main contractor FDC Construction & Fitout outside Canberra where they have an established track record of collaboration. “We work really well with FDC and on this job everything has been very smooth with open communication and they have been a lovely team to work with,” Kayleigh said.

Established since 2013, BMAC Window Furnishings are a family owned business with strong experience in both the commercial and residential

sectors. Their main focus is Canberra and the surrounding region but they have grown to serve regional New South Wales and Victoria.

BMAC is driven by a passion to meet their clients’ needs and preferences when choosing curtains and blinds, offer a great combination of professional services, competitive prices and quality products. With flexible appointment times and a wide product range, BMAC ensures that customers are comfortable with their choices and satisfied by the result.

“We always like a challenge,” Kayleigh said. “Whether it’s a small owner-occupier or a big commercial client, we strive to find the answer that best suits their needs.”

*For more information contact BMAC Window Furnishings, 1/5 Penney Place, Queanbeyan East NSW 2620, phone 02 6285 1717, email [info@bmacwindowfurnishings.com.au](mailto:info@bmacwindowfurnishings.com.au), website [www.bmacwindowfurnishings.com.au](http://www.bmacwindowfurnishings.com.au)*