

SHAPED BY NATURE

The \$125 million RACV Cape Schanck Resort project consists of an architecturally designed 5-level building with influence taken from the soft and rolling dune-like landscape. The redevelopment includes new accommodation, lounge, café, kid's play room, indoor and outdoor sitting areas, function rooms, indoor pool and day spa as well as a gymnasium and beautifully landscaped areas.

The \$125 million RACV Cape Schanck Resort redevelopment involves the construction of 30,000m² new building over 5-levels with underground car parking, indoor pool, day spa and gymnasium. The new resort building is made of three circular forms wrapped by a curving façade on a glass podium and contains 120 new accommodation rooms with restaurant, lounge, café, kids play room, golf pro shop, conference and function rooms. Outside are landscaped areas, extended pathways, play equipment, carparking and a driving range.

In November 2015 when Kane Constructions started the enabling works, the seven hectare site included the existing RACV clubhouse and carpark as well as the golf driving range. Kane Constructions relocated the clubhouse carpark, a number of existing primary services and started earthworks and piling for the new building, just south of the existing clubhouse, in early 2016.

At peak periods Kane Constructions had up to 300 workers onsite fitting out the lower floors and completing the upper floors of the in situ concrete structure. Final works included landscaping, golf paths,

new driving range, carpark, the building of a children's playground and re-establishing the 9th hole, part of the golf course that had been encroached upon by the building works.

"The unusual design and varying levels across the structure meant we had to spend a lot of time planning our next move. The modifications we made to the engineering details assisted greatly with advancing the structure. It was a structurally challenging job," said Josh Conolly, Senior Project Engineer at Kane Constructions. Josh worked closely with the design engineers and contractors to achieve an optimal outcome.

"The project was geographically challenged," said Josh. "The distance from Melbourne meant that a lot of time was spent searching for contractors with the ability to meet our requirements. The project demanded city resources from a rural area, with the project still to be delivered on time, within budget and to the clients expectations."

"Cape Schanck is largely a residential area and council restrictions concerning the times we were allowed to work within had to be

adhered to. We had some large concrete pours of up to 400m³ a day and as part of our permit conditions we would have to apply to council and notify the residents of our intent to work outside of the nominated hours," Josh added.

Kane Constructions have successfully delivered multiple projects for RACV including the multi-award winning \$115 million Torquay Resort completed three months ahead of programme. Awards included the 2014 Australian Institute of Building's National Professional Excellence Commercial Construction Award (\$50 million-\$100 million).

Kane Constructions work across all sectors of the industry, concentrating on large scale projects for government and private organisations to build hospitals, sports and community centres, commercial, seniors living, defence and education centres. Kane are also involved in detailed heritage restoration work and have a large presence in Geelong.

A spectacular building constructed by Kane is their multi-award winning Geelong Library and Heritage Centre. The unique glass fibre reinforced cladding distinguishes the new Geelong Library and Heritage Centre. Approximately 550 panels were installed, including convex hexagon and pentagonal panels, fascia and gutter panels. The new library serves as a community hub in the centre of Geelong. This project won Kane the 2016 Master Builders Australia National Commercial Master Builder of the Year Award.

A common practice for Kane Constructions is securing repeat business with a number of important clients such as, The University of Melbourne, Royal Automobile Club of Australia, Epworth HealthCare, Techné Developments, The Geelong Football Club as well as Commonwealth, State and Local Government.

Kane Constructions is a multi-award winning, privately owned construction company with an annual turnover in excess of \$800 million. With over 450 full time employees, Kane has offices in Melbourne, Sydney, Brisbane and Canberra.

For more information contact Kane Constructions, 658 Church Street, Richmond VIC 3121, phone 03 8420 1200, email viccontact@kane.com.au, website www.kane.com.au

DEVELOPER : Royal Automobile Club of Victoria (RACV) Limited
BUILDER : Kane Constructions
ARCHITECT : Wood Marsh Architecture
CONSTRUCTION VALUE : \$125 million



Below Swift Structures installed and fitted 3,600 tonnes of steel reinforcing for the RACV Cape Schanck Resort development.

Below ASSA ABLOY Hospitality Oceania fitted out the project with state-of-the-art electronic locking solutions.



Swift Structures specialise in labour supply for steel reinforcing works for in situ concrete work as well as for prefabricated concrete elements. Swift Structures started onsite at Cape Schanck in April 2016 with 30 men installing and fitting steel reinforcing six days a week for 13 months.

The challenge of the project was the irregular design of the building. The resort is a 5-storey building made of curving and circular forms and Swift Structures shaped and fixed 3,600 tonnes of steel reinforcement to meet design and engineering requirements. The reinforcing used at RACV Cape Schanck Resort was heavier and stronger than usual to ensure the structure is earthquake proof and highly wind resistant.

“It was a hard job, physically demanding, but we achieved a quality result,” said Steve Hamilton, Swift Structures Director. “We worked hard to get the job done and we delivered on time.”

With over 37 years experience in the steel fixing industry, Steve established Swift Structures in 2014, servicing the reinforcing industry throughout Melbourne and regional Victoria. With a team of eight professional leading men, Swift Structures also works

across the civil industries carrying out groundworks, building bridges and roads and contracting out general labourers, concretors and steel fixers.

“It’s a magnificent group of men that work for me, great people in the office too,” said Steve.

Swift Structures has worked with Kane Constructions on other projects including a recently completed development for Orygen Mental Health, the inpatient accommodation building, Parkville. Another successful project for Swift Structures was the installation of 500 tonnes of steel reinforcing at the \$80 million redevelopment of Frankston TAFE in early 2018.

Swift Structures was recognised by Kane Constructions at its ‘Most Valuable Player Subcontractor Awards Night’ where Swift Structures won the Structure Subcontractor Award for 2017.

For more information contact Swift Structures, 2/71 Dromana Parade, Safety Beach VIC 3936, phone 0437 794 380, email admin@swiftstructures.com.au, website www.swiftstructures.com.au

ASSA ABLOY Hospitality Oceania (AAHO) is the leader in the supply of electronic locking solutions for the hospitality industry, employing innovative technology to ensure people’s safety and convenient access.

In mid-2015 AAHO started designing the hotel locking system for RACV Cape Schanck Resort’s locking system. Installation began late 2017 of the VingCard hotel locking system and also the supply of the electronic safes in each of the guest rooms. The project also included upgrading the existing VingCard hotel locking system at RACV Cape Schanck Resort and integrating it with the new installation. AAHO used its considerable experience combining traditional and new products to create a workable system.

“The challenge at Cape Schanck Resort was coordinating all the different stakeholders,” said Regional Sales Manager for South East Australia, Ferris El-Afifi. “Clients, designers and contractors all have different expectations and ASSA ABLOY supplied the solution.”

AAHO focuses on using new technology to create modern state-of-the-art hotel locking systems and the integration of these

systems with mobile phone access. Allowing access to access hotel rooms via mobile phone for individual hotel guests.

AAHO is part of the ASSA ABLOY Group, an international company with leading positions in Europe, North America, Asia, Australia and New Zealand. They have three regional divisions manufacture and sell locking hardware adapted to local market’s standards and security requirements. The global divisions, Global Technologies and Entrance Systems, manufacture and sell electronic access control, identification products and entrance automation on the global market. The ASSA ABLOY Hospitality has acquired vast technological resources that are available to its clients in over 170 countries.

In February 2018 the company was awarded the Inaugural 2018 HotelTechAward for door locks and keyless entry. The awards celebrate hotel technology vendors based specifically on customer feedback. ASSA ABLOY has also been listed in the Forbes List of the World’s Most Innovative Companies Since 2014.

For more information contact ASSA ABLOY Hospitality Oceania, phone 1300 796 233, email australia.hospitality@assaabloy.com, website www.assaabloy.com

Below Kemellies Timber Flooring supplied 80m² of timber flooring to the ground floor gymnasium of the resort.



Below Drizign supplied and installed their AQUEAS brand of stainless steel aquatic hardware to the day spa and swimming pool for RACV Cape Schanck Resort.



Kemellies Timber Flooring specialises in the supply and installation of hardwood timber flooring systems for the residential and commercial market. At RACV Cape Schanck Resort Kemellies fitted timber flooring in the ground floor gymnasium.

A sprung timber floor was fitted in the gymnasium which was specifically designed for shock absorption and to provide bounce perfectly suited for gymnastic exercises. The company started onsite in August 2017 with two tradesmen working for three days installing the floor system which was furnished with imported engineered European Oak in a custom black finish. “Work at Cape Schanck Resort was similar to the other RACV development we worked on in Torquay,” said Director, David Booth.

At the \$115 million Torquay development Kemellies Timber Flooring was contracted by Kane to install 1,200m² of European oak flooring throughout the health and fitness centre and customised flooring to the concrete staircase. Kemellies finished the job at Torquay in 2013.

Also with Kane Constructions, Kemellies Timber Flooring was contracted to supply and install 2,000m² of various timber floor designs with acoustic ratings at the PLC Performing Arts Centre.

Kemellies also fitted the 500 seat auditorium with the beautifully detailed curved tier seating.

“I’m proud to be associated with Kane Constructions providing solutions for their projects,” said David.

Kemellies Timber Flooring services the Melbourne, Ballarat and Bendigo areas supplying and installing a wide range of timber flooring products including traditional strip flooring, parquetry and European Oak. Kemellies also supplies and uses the latest coating systems. Kemellies has a showroom in Geelong and also provides custom made solutions for flooring with staining, imported timbers or delicate parquetry patterns.

Kemellies Timber Flooring has experience working alongside some of Australia’s largest commercial contractors on major projects within Victoria. “We also work across the retail and hospitality sectors,” added David. “No job is too big or too small.”

For more information contact Kemellies Timber Flooring, 21 Leather Street, Breakwater VIC 3219, phone 03 5222 8425, email office@kemellies.com.au, website www.kemellies.com.au

Drizign specialise in the manufacture, supply and installation of high quality stainless steel products for aquatic and architectural applications. At RACV Cape Schanck Resort, Drizign fabricated and fitted their AQUEAS brand of pool fittings and pool hardware such as lane ropes and anchors, handrails, grabrails, ladders, backstroke post and sockets and wetdeck grating to the swimming pool and day spa. Drizign started work on the Cape Schanck project in early 2017.

“What we do is different from other metal manufacturers,” said Director, Bill Dritsas. “Drizign runs a dedicated stainless steel workshop to avoid cross contamination from other materials, we produce high quality products, second to none in the industry.”

The work at Cape Schanck was similar to RACV’s development at Torquay where Drizign also supplied fittings and pool hardware for the swimming pool and day spa, such as lane rope anchors, lane ropes, handrail, grabrails, ladders, backstroke post and sockets, and wetdeck grating.

“I like developing products for swimming complexes,” said Bill. “Pools and spas can be some of the harshest and most unforgiving environment on products due to the chemicals used in there. Our products are not run of the mill items but high quality components that can stand up to the caustic

conditions. At Drizign we manufacture every product from the finest raw materials and finished to the highest level.”

Drizign uses advanced fabrication techniques and precision engineering to service commercial and domestic pool builders, industrial organisations, hospitals and health care organisations and leading architectural and engineering firms around Australia. Drizign also supplies its product to the international market. Having supplied recently their AQUEAS brand of products to a Casino in Oklahoma USA and a cruise liner in Europe.

Drizign has supplied and fitting equipment to swimming pools and spas on various RACV projects such as Inverlock, Cobram, Healesville Country Club, RACV City Club Melbourne CBD as well as working with Kane Constructions on the Torquay and now Cape Schanck project. Drizign also supplies the automotive and marine industries and design and fabricate unique high quality stainless steel elements for sculptures and water feature pieces.

For more information contact Drizign, 43 Henderson Road, Clayton VIC 3168, phone 03 9562 5244, email contactus@drizign.com, website www.drizign.com

RACV Cape Schanck Resort, Victoria

