

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 gym 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, Techno 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

