

A bigroup commenced a \$50.7 million project to redevelop the historic RACV Healesville Country Club Victoria Clubhouse in November 2006.

Work is expected to be complete in September this year and includes the construction of 80 rooms over four levels, a multi-storey car park with an entrance forecourt, dining, lounge and function/conferencing areas, golf support facilities, a swimming pool, day spas and landscaping.

The redevelopment will provide significantly improved leisure and sporting facilities for club members and guests. The overall design has been prepared with consideration for sustainable development principles and green initiatives.

Construction consists of approximately 20,000 m<sup>2</sup> of new buildings over four levels. The main club facility consists of an entrance forecourt with reception and administration offices, dining, lounge and function rooms and sporting, conference and meeting rooms.

Recreational facilities will include a wellness centre, gymnasium, spa and sauna, heated indoor pool and golf support area. A new commercial kitchen complex with back-of house area and a multi-level undercover carpark is also being constructed. New accommodation buildings will have 80 rooms.

Abigroup Joint Project Manager Steve Cvek says the project was a challenging one. "The club had to remain open and operational throughout the works, so we overcame this hurdle by delivering the project in five stages," Mr Cvek said.

"A temporary kitchen and amenities complex was also built, which has enabled the fast-tracking of works to the existing clubhouse, including demolition and fit-out works."

The new building is constructed with a combination of structural steel, precast, in-situ and post tensioned concrete slabs and metal deck roofing.

To build the works to a four star Green Star standard, an innovative coil heating and cooling system was employed which uses and recycles existing water from a lake which is part of the development. This is the centrepiece of the development's environmental credentials: the lake is used as a geothermal heat sink with over 30 kilometres of plastic pipe submerged on the bottom of the lake taking heated water to the development.

The development also features positive displacement ventilation and zoned in-floor heating and cooling. A positive aspect of the project has been the good working relationship between Abigroup and the RACV.

"Without good communication between Abigroup and the client, it would have been extremely difficult, if not impossible, to undertake this project while remaining open to members and their guests," said Steve Cvek.

Abigroup Contractors is one of Australia's leading engineering and building companies. Works are undertaken in areas including roads, bridges, dams, rail, and water and mining infrastructure. Abigroup is a wholly owned subsidiary of Bilfinger Berger AG, one of the world's top ten construction companies.

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# RACV HEALESVILLE COUNTRY CLUB

ABIGROUP  
HEALESVILLE VIC





## FABMETAL MEET ALL EXPECTATIONS

Having built a solid reputation for delivering high quality, precision engineered architectural metalwork projects for 16 years, Fabmetal has grown into a thriving and competitive business which has contracted to most of the major construction companies and worked on many of Victoria's best known and award winning developments, such as the National Gallery of Victoria, Federation Square, Crown Casino and The Melbourne Aquarium which has just won a MBAV award for excellence.

A family owned business of 37 employees, headed by founder Gordon Heald, Fabmetal have developed and retained substantial in-house expertise, with their craftsmen having the knowledge, experience, specialised skills and versatility to develop any architectural idea into a reality. Their factory complex, based in Bayswater, houses state of the art machinery and equipment, providing Fabmetal with the capability and flexibility to manage and produce almost any scale of project.

It is therefore of no surprise that their expertise was called upon for the Healesville Country Club redevelopment. Fabmetal manufactured and installed architectural metal work balustrades, feature metal work, ornamental screens, expanded metal mesh screens to the car park, and the totem structures.

A unique and challenging project for Fabmetal, each of the 18 totems were 13 meters high and 2.5 tonnes in weight. Thanks to their well-equipped factory, which includes an overhead crane, Fabmetal were able to manufacture the totems off-site, which resulted in a significant

saving for the builder. The totems were formed from 200 x 200 SHS with castellated plate sides. The structures were then hot dip galvanised and battened off to allow for the delicate aluminium skin to be applied in five contrasting colours with five different diameter perforations to compliment the surrounding landscape. The next task was to deliver and install the structures on-site, effective planning and design aided by 3D modelling software achieved minimum install time to little over an hour per totem. Following complex lifting procedures the complete unit was loaded onto semi-trailers, two totems per truck, and craned into position on-site.

Fabmetal Specialists welcome any project, no matter how big or challenging and in any type of metal or finish, from core 10 (a rusty metal finish) to titanium coated stainless steel and patinated non-ferrous metals. Fabmetal's extensive knowledge and wealth of experience in a diverse range of architectural metal work, combined with tried and true methods, and cutting-edge techniques guarantees success in achieving a design vision.

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## BUSINESS AS USUAL

Staying open for business while under redevelopment is difficult at the best of times. Doing so when you're a luxury country club accommodating hundreds of members is even harder. But that's exactly what AE Smith proudly achieved in constructing Mechanical Services for the RACV Healesville Country Club while it remained open for business during the entire program of works.

AE Smith is a BRW Top 500 Private Company delivering commercial and industrial solutions around Australia and New Zealand for:

- Air Conditioning & Mechanical Services
- Environmental Controls & Building Technologies
- Sustainability & Energy Services

AE Smith was proud to partner Meinhardt Consultants and Abigroup in an innovative project where sustainable development principles and green initiatives are an integral part of the design intent.

Construction consisted of approximately 20,000m<sup>2</sup> of new buildings over four levels, and includes, among others, the main Club Facility Building, a gymnasium, spa and sauna, heated indoor swimming pool, a new commercial kitchen complex, a multi-level car park, and new accommodation buildings comprising a total of 80 rooms.

A state of the art system was constructed using a purpose-built ornamental lake which is tapped for both heating and cooling. Thirty kilometres of submerged plastic pipe heat transfer coils and headers

are anchored to the bottom of the lake, transferring water to the club buildings using seven water to water heat pumps.

Most areas of the Club Facility Building were provided with zone in-floor hydronic heating and cooling – over 22 kilometers of in-floor plastic heat transfer piping and headers were used. AE Smith also provided air cooled split air conditioning; the kitchen make up system consisting of a gas fired heater complete with evaporative cooler; the kitchen exhaust system, 80-off four pipe fan coil unit system serving the accommodation buildings; fully automatic DDC control system with remote access and monitoring; all electrical works associated; and the exhaust systems serving areas such as the carparks, switch rooms, toilets and garage room.

Established in 1898 and remaining proudly Australian owned and operate, today AE Smith is the largest privately owned mechanical services contractor in Australia. It's team of 700+ professionals is organised into separate but complimentary business units; each focused on its core competency—together delivering a single source solution with the vision of being 'partner of first choice' for building owners and property professionals.

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## QUALITY DRAPES

Established in 1973, Interdrape have earned a formidable reputation in the interior decoration industry, specialising in window furnishings and interior fit outs that are of the highest standards and quality.

Interdrape's qualified staff specialise in both commercial and residential interiors. They offer an extensive range in window furnishings, including both manual and motorised options and have access to a wide range of fabrics and furnishings in both Australia and overseas.

Residential decorating services are tailored to clients' needs with in-home consultations for all furnishing requirements in custom made furniture, window furnishings, blinds, lighting, shutters, awnings and accessories.

Commercial interiors include supply and installation of highly architectural, designed automated control systems in quality fit outs of roller blinds, curtains, venetians, shutters, wall paper and soft furnishings. Indicative of the scale and quality of Interdrape's fit outs are its major projects which include: The Windsor Hotel – Melbourne, Sheraton Towers – Southgate, Le Meridian Hotel – Melbourne, Linfox head office, The Melbourne Fire Brigades, Cabrini Hospitals, Alinta, Toyota head office and the Australian Embassy in Beijing.

Our clients include major architectural firms, hotels, banks, private and public hospitals, commercial builders and domestic construction companies.



Interdrape oversaw the installation of all furnishings at Healesville RACV to the project's requirements. This included the supply and installation of motorised and manual blinds, motorised curtains and the supply of quality furnishing and decorator items.

Interdrape's reputation has been built on supplying quality specified products, working closely with architects, builders and clients. Great emphasis is always placed on finding solutions on challenging projects and impeccable attention to detail.

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The stunning interiors of the RACV Healesville Country Club

