

# CENTRE OF THE COMMUNITY

CLIENT : Bankstown RSL  
MAIN CONSTRUCTION COMPANY : Infinity Constructions Group Pty Ltd  
PROJECT MANAGER : Construction Consultants  
ARCHITECT : Altis Architecture  
STRUCTURAL ENGINEER : Xavier Knight



The new Bankstown RSL Club Stage 1 and 2 comprises 35,000m<sup>2</sup> over 10-levels and includes multiple food offerings, TAB facilities, a substantial indoor and outdoor gaming room, sports bar, function spaces, parking for 300 cars, destination venues, and 240 hotel rooms creating a new social centre of entertainment.

**Established in 1992, privately owned Infinity Constructions Group is synonymous with delivering quality projects via a professional well managed process, and their recent redevelopment of the Bankstown RSL has taken its facilities to a new level.**

Situated prominently on Marion and Meredith Streets, Bankstown RSL is one of Sydney's oldest RSL clubs. The 35,000m<sup>2</sup> built area redevelopment is adjacent to the club's old site. The new club has a pavement-front cafe, bars, multiple indoor and outdoor dining and entertainment options, TAB facilities, substantial gaming rooms, a mixed-use residential and retail hub, parking for 300 cars over 4-levels, plus a Stage 2, 6-floor, 250-room Mercure Hotel for the business person above the club by 2020, that will be a prominent feature on the Bankstown skyline. The hotel will have a restaurant and bar, two meeting spaces and a gym in a broader 18,000m<sup>2</sup> development.

Infinity won the contract in 2016 for the full Design and Construct in collaboration with Construction Consultants and RSL Representatives.

"The aim was to construct a new Five Star social centre of entertainment, food and nightlife for Bankstown and the surrounding areas," said Theo Orfanos, Infinity Director and Construction Manager. "From car parking, restaurants and the Club itself, we've created remarkable experiences for patrons and first time visitors."

"This building is a pinnacle of construction in the Bankstown area and showcases the highest level of design, construction, luxury and class throughout, with integrated technologies and advanced connectivity. The entrance took its inspiration from a grand hotel foyer, with a magnificent padded backdrop to reception, timber panelling and a contemporary oversized chandelier. The bar is a glowing gem in the centre of the space, with smoke mirrored bar front and sandblasted detail with welcoming soft velvet armchairs and more masculine leather seating."

Significant time constraints due to the sale of the existing club property on Kitchener Parade made the value engineering initiatives crucial, from precast concrete walls and lift shafts to all major basement walls,

retaining walls, upper floor back of house walls and use separation walls. Flat plate post-tensioned structural solution was added to all slabs for speed and efficiency. All façade screens and feature blades were redesigned with less bulk in materials to both lighten the load and reduce costs while still maintaining aesthetics. Joinery and interior features were simplified and services re-engineered without affecting function or compliance.

"These elements compressed the design and construction programme to 15 months for the delivery of an operation club from brownfield site," continued Theo. "The re-engineering contributed significantly to the speed of construction and enabled the expansive interior to commence earlier than originally anticipated."

Amongst other construction challenges was the delicate process of design augmentation without JRPP contravention that was skillfully managed by Construction Consultants, Infinity and Altis Architects ensuring there were no delays in commencement and the client's objectives were met.

"The most significant site constraint which required careful planning and consideration to mitigate was a Telstra Easement and major services infrastructure running through the site," said Theo.

"The basement arrangement and building over were significantly altered to accommodate the easement and eliminate the complex 'building over and under' which was initially planned. The initiative eliminated risk, reduced time and cost to ensure the project was not hindered. Thankfully the functional areas of the Club and the main kitchen were not impacted by this significant change."

As in most construction, there is the sensitivity of the surrounding neighbours, and these included the Police, Telstra, a substantial apartment building and many small businesses. Through careful planning and a well researched and considered Traffic Management Plan, Infinity reduced the impact of the construction process for all surrounding entities and ensured the safety of all when moving through the streets and footpaths in this densely populated district.

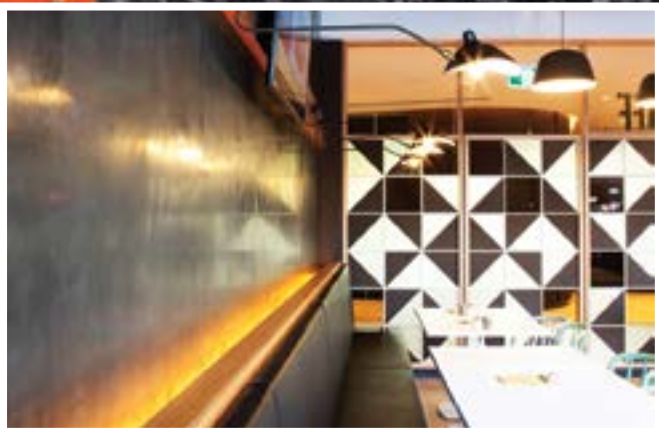
**For more information contact Infinity Constructions Group**, Suite 1, Level 1, 290 Botany Road, Alexandria NSW 4722, phone 02 9332 4722, fax 02 9332 4161, website [www.infinity.net.au](http://www.infinity.net.au)

**For more information contact Construction Consultants**, Level 7, 79 George Street, Parramatta NSW 2150, phone 02 9633 9233, email [info@constructionconsultants.net.au](mailto:info@constructionconsultants.net.au), website [www.constructionconsultants.net.au](http://www.constructionconsultants.net.au)



**Below** Xavier Knight collaborated to conceive an efficient structural design concept with no transfer structure for the Bankstown RSL.

**Below** Altis Architecture have the power to transform communities and implemented this expertise at Bankstown RSL.

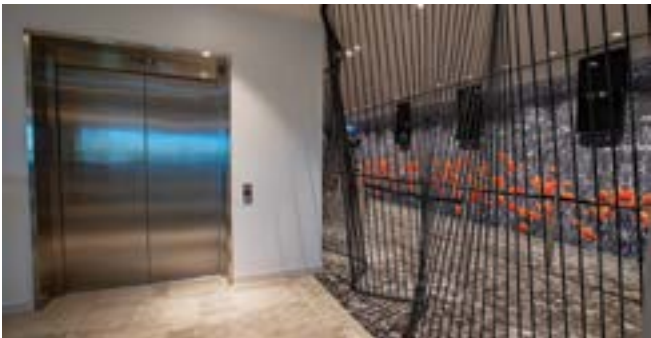


Xavier Knight worked collaboratively with Altis Architecture, project managers Construction Consultants and RSL club directors on the design inception of the Bankstown RSL redevelopment creating efficient structural design concept with no transfer structures. Teaming with Infinity Constructions, Xavier Knight’s professional minds identified optimisations within the structural form, resulting in multi-million-dollar savings to the contract value, with the alternative construction methods simultaneously enhancing the quality and durability of the building.

The Bankstown RSL redevelopment is now one of southwest Sydney’s premier hospitality venues.

“We are passionate and committed to exploring all design options and challenge industry standards to ensure we deliver extraordinary projects which are above all; clearly designed, easy to build, practical and cost effective while achieving architectural expression and design intent,” said Xavier Knight Director, Feris Chehade.

For more information contact Xavier Knight, phone 02 8810 5800, email [info@xavierknight.com.au](mailto:info@xavierknight.com.au), website [www.xavierknight.com.au](http://www.xavierknight.com.au)



**Bankstown RSL Club has just undergone an exciting transformation.** This club has been a significant part the Bankstown community and a portion of Sydney’s heritage since 1928. Years of planning, good design and careful collaboration with key members of the club has meant that Altis Architecture has been able to contribute something of real value to the community. Providing a destination that enhances the local area and experience through intuitive design.

The NEW multi-functionality of this club consciously designed by Altis Architecture, means that it now caters to a much wider community, encompassing more varying demographics. This strategy of future proofing local icons, results in the club receiving more use and having a greater capacity to accommodate this increase.

The transformation includes a selection of five eateries intelligently designed to maximise customer experience and two bespoke bar areas offering atmosphere to relax and enjoy. Also incorporated are two sizable function areas, with capacity to cater to weddings, meetings and events. Altis have used their expertise to accommodate 225 gaming machines within an internal and alfresco gaming floor. In addition, the new build comprises of retail spaces and capability for a future a hotel. To facilitate these areas, two levels of carpark have been added for ease of access.

“Since early 2012 we’ve worked with the client on the initial master planning of the site, through to design approval, tender documentation and an ongoing site role to ensure the clear vision for the new club and its members came to fruition,” Altis Architecture Director, Rolfe Latimer.

Altis Architecture are award-winning experts and leaders not only in club design, but in the highly specialised knowledge of hospitality design. For this reason Altis is the chosen practice for many club redevelopments, gaming, hospitality venues, retail precincts, hotel, theatre, mixed-use and lifestyle projects, with clients who have stayed with the practice for years.

With over 26 years of specialised industry knowledge, Altis Architecture understands what is involved in crafting successful businesses and venues, whilst including a thorough knowledge of Architectural aesthetics and functionality that is unsurpassed within the industry. In doing this, Altis Architecture ultimately... creates spaces that people want to come back to.

For more information contact Altis Architecture, Suite 123, 26-32 Pirrama Road, Pyrmont NSW 2009, phone 02 9364 9000, email [reception@altisarchitecture.com](mailto:reception@altisarchitecture.com), website [www.altisarchitecture.com](http://www.altisarchitecture.com)





Bankstown RSL, New South Wales



**Below** Infinity Lifts delivered and installed a leading-edge service lift at Bankstown RSL to programme schedule.



Lift at Neutral Bay



Service lift at Bankstown RSL



Home Traction Lift in Mosman



Home Traction Lift in Mosman

**Infinity Lifts may be a small Sydney based company, but the directors have over 55 years combined industry experience, and the team are highly qualified, knowledgeable and passionate about supplying and installing the best product on the market.**

Infinity Lifts has a lift solution to suit every commercial application and home. Their Machine Room-Less (MRL) lifts are extremely energy efficient, smooth and quiet using leading-edge technology giving problem free use.

“We pride ourselves on providing high quality, innovative and stylish lifts, as well as excellent service, communication, reliability, faultless workmanship and 24/7 maintenance and support,” said Dean Nesbitt, Director. “Client communication is key, so we keep our clients informed every step of the way through sales, manufacture and installation. It’s a seamless experience from start to finish, ensuring that no detail is overlooked. Our reputation is everything.”

At the new Bankstown RSL Infinity Lifts installed a service lift at short notice. “The roof was already on the building,” explained Dean. “But our experts managed to make the clients programme with quick manufacture, delivery and installation. Our service lifts are also suitable

for homes, restaurants, hotels, hospitals, libraries and warehouses.”

Infinity Lifts doesn’t just install lifts. They can also remove old elevators and replace them with one from their portfolio of the highest European quality, complete with Australian Lift Code compliance. “At Neutral Bay, we organised all the building work trades from demolition to replacement, so the client didn’t have to deal with multiple trades,” added Dean. “The new lift is a commercial traction MRL lift.”

Today, more people are installing home lifts to enhance their life, increase property value and to enable them to stay in their home for longer.

“While a lift is a significant investment, in most cases the cost of buying, selling and moving house can far outweigh its cost,” said Dean. “Our Infinity Home Lift pictured above and recently featured in Home Design Magazine from one of our projects in Mosman is an electric traction lift and is a beautiful addition to the home.” It offers the most cutting edge technology and performance.

**For more information contact Infinity Lifts**, PO Box 952, Narrabeen NSW 2101, phone 1300 649 539, email [info@infinitylifts.com.au](mailto:info@infinitylifts.com.au), website [www.infinitylifts.com.au](http://www.infinitylifts.com.au), Facebook [@infinitylifts](https://www.facebook.com/infinitylifts)



**Below** Southern Cross Crane Service’s qualified cranes crew and dogmen worked on the Bankstown RSL for over a year with their tower crane.

**Below** Henry & Hymas undertook the civil engineering works including the public domain works design.



Since 1982 Southern Cross Crane Service (SCCS) has been providing the New South Wales and Australian Capital Territory regions with installation, service and maintenance of tower cranes, mobile and gantry cranes, hoists and BMUs.

“We supply and install the best equipment the industry has to offer for our clients,” said Luke Maddern, SCCS Director. “We have built a strong relationship with these manufacturers, benefiting our clients, like on the new Bankstown RSL project.”

SCCS has one of the industries leading teams of qualified technicians with over 150 years of combined knowledge and experience. “Our commitment to high standards and safety has awarded us a sound reputation in the industry and forged us solid working relationships with some of Australia’s largest companies,” said Luke. “As a proud authorised distributor of JDN Monocrane, we continue to grow our services to meet our customers’ demands. We are fully insured and licensed and ensure that all work carried out complies with Australian Standards.”

A team of 18 technicians worked on the Bankstown RSL project for over a year. “We supplied and installed the tower crane which lifted a

range of precast panels as well as lifting 25 tonne excavators,” added Luke. “We also provided qualified crane operators and dogman for the safe and efficient running of the tower crane. We also erected and dismantled the crane at the commencement and conclusion of the project.”

Specialising in the hire, maintenance and repairs of gantry, BMU and tower cranes, Southern Cross Crane Service can supply the right crane for your job. Along with experienced and qualified crane crews to make your job as efficient as possible and guarantee trouble free, safe and fast crane movements for the duration of the job. Their trained technicians maintain and service all makes and model, with quick response time and 24 hour breakdown service.



*For more information contact Southern Cross Crane Service, 38 Bentley Street, Wetherill Park NSW 2164, phone 02 9756 1708, email luke.maddern@cranes.net.au, website www.cranes.net.au*

**On the Bankstown RSL redevelopment, multi-award-winning Henry & Hymas undertook the public domain works design including grading, pavement design and stormwater.**

“From October 2017 to January 2019 our professional civil engineering team designed and managed all the public domain works and staff car parking including grading and pavement design, obtaining council approvals, service coordination, and stormwater requirements for Bankstown RSL,” said Henry & Hymas Partner and Senior Civil Engineer, Thomas Rozehnal.

“The most challenging issues were working close to a shallow Telstra easement across the car park and providing footpath grades that were sympathetic to the end user, while also tying in with the existing road. But as usual, our expert team developed the best results to complete all works successfully, also on time and within budget.”

Since 1985, consulting engineers Henry & Hymas has provided a full range of ultra responsive services to the Australian design and construction market, specialising in civil, structural, water treatment and structural panel design for residential, retail, commercial and industrial developments.

The company’s design team are creative, professional, experienced and proficient. They are renowned for their work with developers, builders, planners, urban designers, architects, authorities and utility providers to deliver the highest quality in their projects.

“We have over 70 employees in our New South Wales and Queensland offices working on a variety of projects Australia wide,” said Thomas. “We are currently working on various aged care facilities, supermarkets, subdivisions for large scale residential developments and much more, even single residential buildings.”

*For more information contact Henry & Hymas, Level 5, 79 Victoria Avenue, Chatswood NSW 2067, phone 02 9417 8400, website www.henryandhymas.com.au*



**Below** Nicom Interiors completed the entire ground level interior fitout of the new Bankstown RSL, including stonework and void panelling.



**Below** Channon Refrigeration designed and installed the necessary cool rooms, freezers, beer and refrigeration systems.

Since 1994, Nicom Interiors have been providing multi-award-winning comprehensive architectural joinery, shop and office fitouts to designers and commercial and retail store owners. With their outstanding reputation for manufacturing and producing a wide range of quality joinery, stone, metal and glass products it's easy to see why they were chosen to complete the entire ground level interior fitout of the new Bankstown RSL.

"Over 20 of our expert team meticulously worked on all the stonework, wall panelling, bars, café areas, individual restaurants, banquette seating and void panelling at Bankstown RSL to produce the top-class finishes," said Nicom Interiors Director, Domenic Lombardo. "It is the team's attention to detail that makes our projects memorable."

Nicom have won many Westfield Best Store Fit-out awards and also a Hills Shire Award for best restaurant fitout.

"To ensure perfection in each project we adopt a complete inhouse approach to our manufacturing, including specialist general contracting for the retail and commercial industry and project management," said Domenic. "Although built in 2006, our state-of-the-art 1,150m<sup>2</sup> Sydney factory has the latest technologic machinery and equipment.

Along with using only the best materials available we ensure quality output each and every time."

Nicom Interiors are currently working on a variety of designs and fitouts for jewellery and fashion stores, schools, clubs, cafés, restaurants and luxury homes around the country. They have the capacity to manufacture, install, refurbish and maintain stores for clients Australia wide, with responsible and professional contractors available in every State and Territory.



*For more information contact Nicom Interiors, 2/1 Wrightland Place, Arndell Park NSW 2148, phone 02 9672 1990, email projects@nicominteriors.com.au, website www.nicominteriors.com.au*

**Channon Refrigeration is the market leader in providing complete refrigeration design and fitout services, commercial kitchen, bar and beer systems for the Australian hospitality and food service industry.**

"Because we also offer quality, affordable commercial food service and catering equipment, along with our premium refrigeration design, sales and 24/7, 365 days a year service, design construction of bars, kitchens and beer systems ensures Channon's are a one-stop-shop for all our clients requirements," said Rod Brito, Channon Refrigeration Project Engineer. "Our reliability and 'can do' philosophy, plus our ability to ensure that customer care and service are paramount has resulted in the majority of our workload being repeat business."

Channon's innovation in refrigeration, catering design and technology ensured the Bankstown RSL redevelopment included the latest catering and refrigeration equipment.

Their fully qualified designers and technicians designed and installed all the necessary cool rooms, freezers, beer and refrigeration systems that also included specially designed cabinets connected to a central rack system between mid-2016 to early 2019.

"Through the design of flush self-closing doors our Channon 2000 Series Cabinets has revolutionised the hospitality industry," added Rod. "Our inhouse expertise, experience and knowledge can take any project or idea from concept, design through to manufacture, installation and completion. We do it all, integrating seamlessly into our client's timescales and workflow – optimising time, resources and budget."

Channon's are currently working on the new Parramatta Stadium and have recently completed projects at ANZ Stadium, Buena Vista Hotel, Canterbury Leagues Club, Darling Harbour Live, Joe Papandrea Quality Meats, Kirrawee Hotel, Randwick Racecourse and Wyong Milk Factory.

Channon Refrigeration is the only company you need to work with, from start to finish.

*For more information contact Channon Refrigeration, 6/25 Garema Circuit, Kingsgrove NSW 2208, phone 1300 657 977, email info@channon.com.au, website www.channon.com.au*





## COMBINED ROOFING AUSTRALIA

Sydney based Combined Roofing Pty Ltd Australia was chosen for the Bankstown RSL redevelopment for their nationally recognised premium supply and installation of high quality roofing materials and solutions.

“Our services cover large heritage roofing restorations to commercial metal and prestige residential roof replacements,” said Combined Roofing Australia’s Director, Ryan Andrews. “Through our strong supplier partnerships, professional team and experiences, each of our four divisions provide a first class service and the right results for our clients who include government departments, church trusts, specialist heritage builders, architects and private property owners.”

Combined Roofing’s reputation in the heritage roofing and restoration market, including slate, copper and lead work, is unsurpassed and has seen them involved in many major heritage roofing restoration projects throughout Australia and the UK.

Their commercial, industrial and residential metal roof cladding division also includes zinc and aluminium. “Zinc roofing and cladding has become popular in recent years and is being used in many contemporary building designs,” added Ryan. “Zinc is versatile,

flexible and durable, allowing architects to create masterpiece designs with creativity and sound engineering principles.”

The re-roofing division provides a range of solutions for slate, tile and metal roofs. “Our roofing specialists will happily advise on the suitability of the right product for any re-roofing project, whether heritage, residential or commercial property.”

And keeping abreast in their industry, Combined Roofing Australia is the national supplier for Tractile Smart Roofing solutions. “Tractile is a new revolutionary solar integrated roofing system like no other, and is set to revolutionise the roofing industry,” explained Ryan.

“Its innovative combination of interlocking system, high performance composite materials, and solar technology delivers a four-in-one solution for roofing, insulation, electricity, and heated water, that also provides 15% to 18% more electrical energy compared to roof-top solar panels.”

Prestige Roofing and Cladding. Zinc and copper Specialists  
Project : Joynton Avenue Creative Centre Green Square



Metal roofing and cladding  
Project : Pacific Hotel Bondi Beach



Heritage, Slate & Lead Specialists  
Project : St Mary’s Cathedral Sydney



Tractile, The Designer Solar Roof  
Project : Forresters Beach



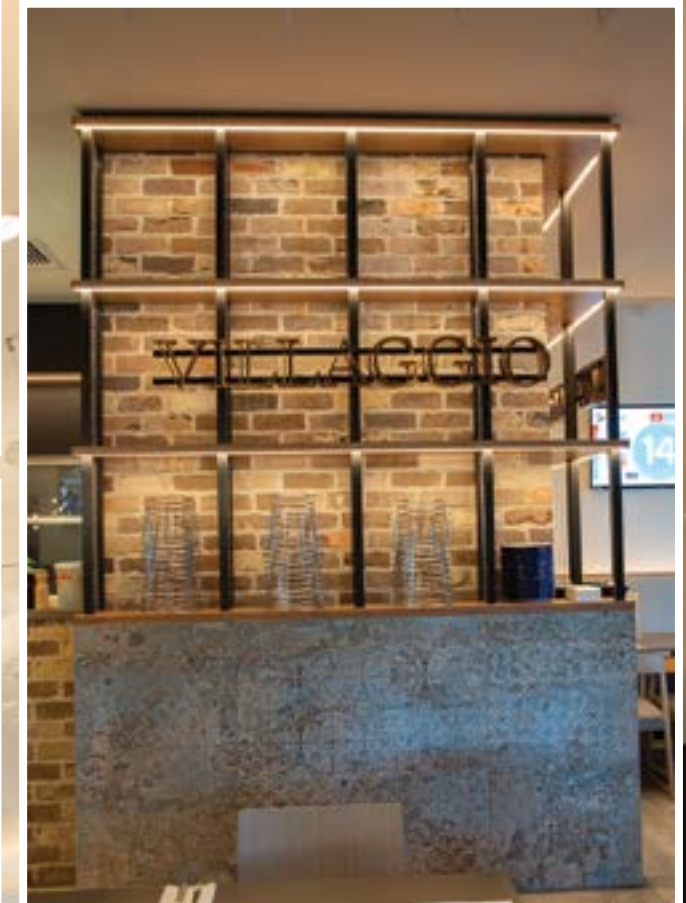
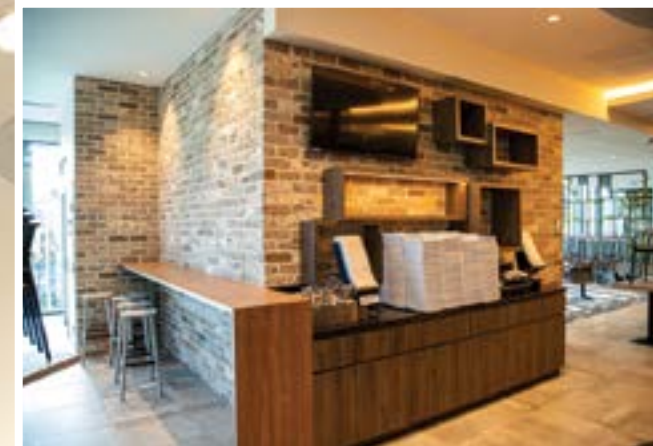
### COMBINED ROOFING AUSTRALIA PTY LTD

Visit our Showroom Unit 5, 73 Beauchamp Road, Banksmeadow NSW 2019

ABN: 9114018944, Public Liability: SMD010260351. Workers Comp: WGB100203413122

02 9666-1592 [www.roofingsolutions.com.au](http://www.roofingsolutions.com.au)

Below Steel Backed Brick Company created 250m<sup>2</sup> of feature brickwork within the building, using a total of 12,500 bricks.



Since 2005, Steel Backed Brick Company have been offering residential and commercial clients their expertise in lightweight brick cladding systems and feature brick walls without limitations to size and weight.

“We offer real bricks, not brick look tiles!” said Irine Klar, Steel Backed Brick Company Operations Manager. “Using the client’s favourite Australian style brick, we cut it to fit a unique steel backing system which forms a lightweight brick facing. We can lightweight brick clad anything including second-storey additions, extensions, commercial interiors and exteriors, bars, shop fitouts, even suspended ceilings.”

At the new Bankstown RSL, Steel Backed Brick Company installed the feature brick walls are in the ground floor Villaggio eatery and the first floor Star Buffet.

“In this case, a New South Wales recycled brick blend was used,” explained Irine. “Our professional team cut the brick to a specific size, fix it to our rail system and then mortared it into position. A normal brick wall weighs approximately 150kgs per square metre and is 160mm from the substrate, but our wall only weighs around 50kgs and is 35mm from the substrate. This allows for real brick

walls to be constructed internally especially past the ground floor without any additional structural support required in the building. Acid washing is also not required as our system allows for a clean finish that is important for internal feature work.”

Covering all aspects of any brickwork, style and finish, the Steel Backed Brick Company’s dedicated and passionate team offer not only creative lightweight brick solutions, but the practical experience to make your vision a reality.

Steel Backed Brick Company’s work is featured at many major restaurants, fashion retailers, airports, shopping centres around Australia and New Zealand.

**For more information Steel Backed Brick Company,** 36 Princes Street, Riverstone NSW 2765, phone 02 9627 4116, email [sales@sbbv.com.au](mailto:sales@sbbv.com.au), website [www.sbbv.com.au](http://www.sbbv.com.au)