

# THE NEW MODERN

DEVELOPER : Salter Brothers  
MAIN CONSTRUCTION COMPANY : Kane Constructions  
ARCHITECT : Gray Puksand  
STRUCTURAL ENGINEER : Bonacci Group  
CONSTRUCTION VALUE : \$32 million



The Crowne Plaza Melbourne, originally built in 1988 has undergone a large scale refurbishment over the past five years. The Crowne Plaza Melbourne Stage 2 refurbishment focused significantly on refurbishments and upgrades to hotel and guest amenities across Levels 1, 2, 3, 4 and 6 of the existing Crowne Plaza Melbourne Hotel as well an additional level to provide 30 new hotel rooms. The extensive refurbishments provided significant upgrades and repurposing of each area throughout the hotel.

**Kane Constructions was awarded the Stage 2 project following the successful completion of Stage 1 in 2018, which included the refurbishing of existing hotel rooms by Kane's fitout and refurbishment division, arete Australia.** On-site work for Stage 2 commenced shortly afterwards with the hotel remaining fully operational.

Stage 2 focused on significant refurbishment and upgrade to hotel and guest amenities and was delivered in eight separable portions with many of the portions running concurrently. "Separable Portion (SP) 1 included demolition of the existing space on Level 2 and the construction of a new fine dining restaurant, Yugo, with show kitchen for executive chef Matthew Butcher, along with café, bar, commercial kitchen and new reception area and amenities to feed the new spaces," said Project Manager, Jack Fowler.

"We started Separable Portion (SP) 2 with the demolition of Level 1, then commenced the construction of six new function rooms with pre-function space with bar and café. SP 3 commenced once the Level 2 commercial kitchen was successfully handed over and included the

full demolition of the existing kitchen, re-running and fitting new services to suit the new and improved commercial kitchen, purposed for hotel room service. As for SP 4 and 5 we constructed a new gym, boardroom, workspaces and guest amenities.

"SP 6 commenced on the successful completion and handover of SP 1 and SP 2 and we were at work on the east entry and the construction of the driveway with Porte Cohere and stair leading from Spencer Street providing direct access to the hotel from Spencer Street". SP 7 included upgrading five elevators and the construction of 30 additional guest rooms. "Suspending a new level underneath an existing building and over an operational driveway while maintaining the main entry of the hotel was a challenging operation and a task which needed a great deal of coordination between our trades and the hotel management staff"

"The overall system and process was carefully coordinated on an hourly basis and managed between our site management team and the hotel management staff to ensure overall safety of pedestrians and workers was achieved, as well as the ongoing operation of the hotels and main entrance. A very challenging element of the project which

was managed extremely well by our site management team to ensure no incidents through construction."

SP 8 involved renovation and rejuvenation of the rooftop pool and its surrounding amenities including new tiled concourses, landscaping, new toilet and shower amenities, as well as provision to upgrade facilities to become DDA compliant. Partway through construction Kane were approached by Salter Brothers to provide a variation to partially infill and reshape the pool profile to provide a more suitable pool for the everyday hotel pool user. Kane adopted a polystyrene designed lost formwork infill to provide a lightweight engineered concrete pool infill to suit the existing structural conditions. Once the new concrete structure was complete the new pool was finished with a mosaic tile finish.

"Property fund manager Salter Brothers own the Crowne Plaza Melbourne Hotel and we worked in close conjunction with Tina Schober, Director of Development. Tina was exceptionally helpful throughout the project, always available to assist with coordinating the works, enabling us to meet programme deadlines and ensure overall successful delivery of the project," said Jack.

The main project challenge involved staging and scheduling the work within the live environment. A lot of logistics planning was required to carry out each separable portion demolition and construction while keeping the hotel operational and maintaining the safety of the guests and staff, as well as construction workers.

"Social distancing requirements due to COVID-19 also demanded a lot of planning and management. Maintaining safe physical distancing between construction workers as well as many other measures implemented and required under the Kane COVID Safe Plan meant that the pace of the work was slowed compared to our usual operations. However, it was an important and necessary adjustment required by the entire construction industry to ensure we did our bit to minimise the effects of COVID-19 in Victoria."

Kane Constructions has years of experience within the hospitality sector, including the \$20 million redevelopment of the Grand Hyatt Melbourne completed in 2009. The following year they finished new work and refurbishment of the Novotel on Collins, a job that included the construction of seven new levels on top of the existing building while the hotel and shopping centre below remained operational.

Kane Constructions was established in Melbourne in 1973. With numerous successfully completed projects in Australia and overseas across many sectors, Kane Constructions has been awarded the 2016 and 2019 MBA National Construction Master Builder of the Year, as well as the Master Builder of the Year in Victoria for 2016, 2017, and 2019.

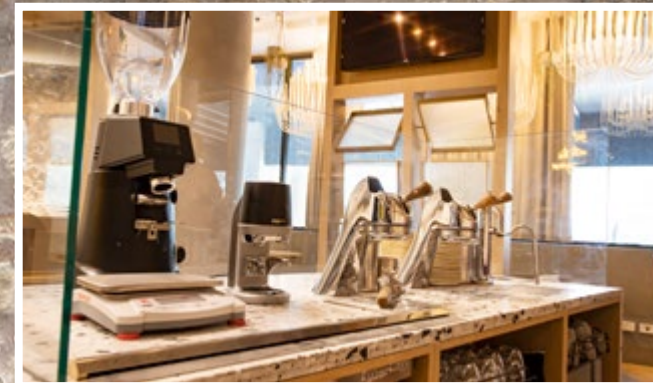
**For more information contact Kane Constructions**, 658 Church Street, Richmond VIC 3121, phone 03 8420 1200, email [viccontact@kane.com.au](mailto:viccontact@kane.com.au), website [www.kane.com.au](http://www.kane.com.au)



Below Approval Systems was the appointed building surveyor for Crowne Plaza Melbourne.



Below Green Design Group developed the design and documentation for the café, bars and kitchens



Approval Systems has been one of Victoria's leading building surveying practices for almost 20 years. Known for being solutions oriented without compromising on compliance, the practice has a comprehensive body of work in its portfolio, representing most sectors of the property industry.

Building surveying services for projects large and small are conducted by a team of highly qualified and dedicated staff working with integrity to guide the client through the statutory requirements of the construction process.

At Crowne Plaza Melbourne, Approval Systems was appointed as the relevant building surveyor to a project which comprised multiple separate areas of work as part of an overall refurbishment of the existing hotel. "The challenges of the job involved working within the constraints of the existing structure along with assessing a complex palette of materials to ensure compliance with relevant building standards was achieved," said Associate, Stuart Brown.

With cladding materials currently being under intense regulatory scrutiny, we had to pay particular attention to issues arising from the external cladding to level three and materials used for the porte-cochère."

"A cohesive approach had to be achieved with the designers, engineers, Fire Rescue Victoria and the builder. It was satisfying to have been part of the team that achieved outstanding results on a challenging project and I have no doubt that the expertise and depth of knowledge we brought to the table contributed to the successful completion of the project."

Approval Systems' projects range from major mixed-use developments, health and aged care retail, commercial to innovative domestic design. We work with design teams from concept stage, through design development, contract documentation and construction to ensure compliance of design with all relevant building regulations and codes.

As well as the Crowne Plaza Hotel, our recent projects include East Brunswick Village, St Vincent's Hospice and Aged Care, Alfred Hospital Innovation Hub, Chemist Warehouse, Yarra Valley Grammar and Newlands Road Commercial Warehouse Precinct.

**For more information contact Approval Systems**, Suite 5, Level 7, 289 Flinders Lane, Melbourne VIC 3000, phone 03 9639 5500, email [mail@approvalsystems.com.au](mailto:mail@approvalsystems.com.au), website [www.approvalsystems.com.au](http://www.approvalsystems.com.au)

Green Design Group brings a new level of passion to the kitchen consultancy sector, each project is treated with the excitement and respect it deserves, focusing on collaboration and relationship building to deliver on budget, on time and on point. Through the design and documentation phases, challenges presented are seen as opportunities to step outside the box and resolve with their 'open mind' approach.

"We are a company of dedicated, passionate foodies who love taking architectural plans from conceptual visions to well resolved, functional spaces that reflect the overall vision of our clients," said Brigitte Green, Owner Director of Green Design Group.

In 2018, Brigitte and her team developed the design and documentation for the Crowne Plaza Melbourne, the project scope included three commercial kitchens, two bars, a 'Pow Wow' Grab and Go café and room service pantry.

The project presented significant challenges from the start. "The Crowne Plaza is a round building and the shape determined the design," Brigitte explained. "We also had to be flexible within a changing brief. As the build progressed we found a lot of ductwork

that couldn't be re-used and we had to create a new design for the exhaust systems. A feature at Crowne Plaza is allowing the cooking process to be seen by diners and the design required a balance of aesthetics and function. With the live fuel cooking we had to install a misting canopy to satisfy the building code."

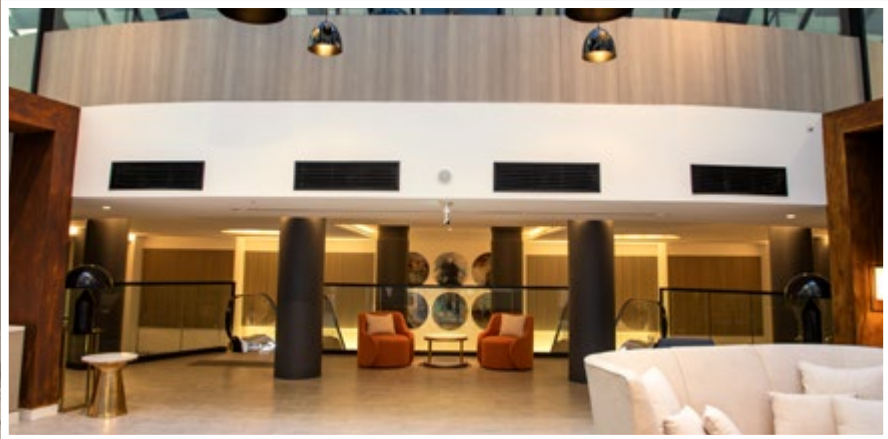
Established in 2018, Green Design Group employs a team of five with extensive industry experience in architecture, building and design drafting as well as senior culinary and executive hospitality management experience. The company has completed designs for corporate facilities, hotels, aged care and hospitals and wineries.

Green Designs has a remarkable portfolio across the hospitality sector in both Melbourne and Sydney as well as overseas. Recently completed projects include the Crowne Plaza at Coogee Beach, St Hubert's Winery in the Yarra Valley and a large scale development in Vanuatu, Lelepa Island, a resort owned by Royal Caribbean Cruises.

**For more information contact Green Design Group**, 3/6 Riddell Parade, Elsternwick VIC 3192, phone 0422 206 454, email [brigitte@greendesigngroup.com.au](mailto:brigitte@greendesigngroup.com.au), website [www.greendesigngroup.com.au](http://www.greendesigngroup.com.au)



**Below** Instyle Stone designed and installed the palladiana terrazzo floors to the restaurant and café.



**Below** Brenair Mechanical Services were responsible for the renovation and upgrade of the HVAC system.

Instyle Stone is a specialist designer, supplier and installer of stone, terrazzo and polished concrete floors for commercial, industrial and residential projects. In early 2019, Instyle Stone was contracted to design and install palladiana terrazzo floors to the restaurant and café along with new concrete floors to the kitchen and bar area at Crowne Plaza.

“We spent nine months planning the job,” said Business Manager, Elle Gat. “This included sourcing marble slabs from Europe, and seeking approval of the material from the architects. The challenge involved producing the creative work, the patterning of the floor, within the tight time frame. However we have a fantastic working relationship with Kane and they were instrumental in facilitating our work and with a team of six onsite we completed the job within three months.”

Working across Australia, they have completed the highly detailed restoration of terrazzo flooring at Horsham Town Hall for Kane Constructions, and recently RACV City Club and CBUS Lonsdale Street.

*For more information contact Instyle Stone*, 10/9 Bradshaw Street, Mordialloc VIC 3195, phone 0412 382 416, 0412 195 214, email [info@instylestone.com.au](mailto:info@instylestone.com.au), website [www instylestone.com.au](http://www instylestone.com.au), [@instylestone](https://www.instagram.com/instylestone)



**Brenair Mechanical Services are Victoria’s number one commercial air conditioning experts.** At Crowne Plaza Brenair carried out the full renovation and upgrade of Air Handling Unit plant rooms and the installation of as new Chiller, as well as designing and installing new ductwork for the upgraded HVAC system.

“As mechanical contractors we carried out a full document check on the supplied documentation over 12 weeks with onsite work starting in July 2019,” said Director, Patrick Brennan. “We were working in a live environment and had to be mindful of workers and guests in a fully functional hotel. The hotel was then used as a COVID quarantine area and we also had to work around police. With limited numbers able to work in small spaces and a number of quarantine violation incursions the process made our works extra difficult. The challenge of the upgrade involved designing and installing into limited spaces such as ceilings cavities and we had to be flexible. With no existing conditions drawings or information available and with a tight programme ductwork was being measured as ceilings were being removed. We had a team of 12 on the job and were finished within 12 months.”

Brenair Mechanical Services’ specialty is the comprehensive service they offer including design, supply, installation, commissioning and

servicing of mechanical and air conditioning systems. They construct new systems as well as retro-fitting or full system upgrades of plant and process pipe work for retail, commercial and residential sectors across the Melbourne metropolitan region.

Brenair assess buildings and provide a detailed appraisal of the HVAC systems then plan and design the feasibility of upgrades. Their services include energy audits, cost analysis, lifecycle assessment, energy management, and researching current government funding available for their clients. They can also assess the star rating of a development for registration with NABERS and the Green Star rating scheme. “We look at buildings and then design for cost savings and how to make the building operate more efficiently,” said Patrick.

Previous work for Kane Constructions includes Ringwood Aquatic Centre Project. “That was a full green build which was an essential part of our design approach to the mechanical and electrical, hydraulics and building materials inclusions,” said Patrick.

*For more information contact Brenair Mechanical Services*, phone 03 8790 6999, mobile 0400 609 745, email [admin@brenair.com.au](mailto:admin@brenair.com.au), website [www.brenair.com.au](http://www.brenair.com.au)



**Below** Spence Doors supplied and fitted over 150 doors throughout Crowne Plaza Melbourne.



**Below** Innov8tive Services completed the design and install of the security system, including CCTV and IP intercom.



**Spence Doors are a leading manufacturer of quality doors for large scale projects including hardwearing doors for practical purposes, safety doors and stylish joinery glazed entry doors.**

Working from specifications supplied by the interior designer, the doors for Crowne Plaza’s renovation were made in Spence Doors’ large manufacturing facility in Melbourne. “We supplied internal timber doors, flush panel for the guest room entry doors, laminate sliding doors and some fire doors with glass and grilles. Altogether we fitted over 150 doors,” said Project Manager, Jackie Leung.

“The challenge of the job was manufacturing in two stages. In January 2020 we made the doors for the service and common areas of the hotel with the doors for the guests rooms fabricated in April. It meant we had a limited time frame and we had to work quickly.”

Since 1951 Spence Doors has manufactured and supplied doors to the industrial and commercial sectors, hospitality and retail as well as health and aged care.

Spence Doors offers design consultancy for unique feature doors and builds customised solutions to suit industry and individual needs

working with architects, builders and home owners to achieve practical and stylish solutions.

Spence Doors purpose built doors include fire separation doors, lead lined doors for X-ray rooms, prison security doors and special needs doors to effectively seal laboratories and other critical workspaces. They offer a low maintenance product built for endurance with impact resistant facings and hardwood timber edge strips especially for educational institutions and multi-residential developments.

They also manufacture a vast range of standard timber and metal doors including acoustic, metal clad, pivot, bi-fold and cavity sliding doors, all available with solid timber or metal frames. Recently Spence Doors completed the manufacture and supply of various timber, fire resistant and disabled access doors for the Alexandra Hills Hotel and Function Centre.

*For more information contact Spence Doors, 85-89 Tulip Street, Cheltenham VIC 3192, 03 9584 4899, email [sales@spencedoors.com.au](mailto:sales@spencedoors.com.au), website [www.spencedoors.com.au](http://www.spencedoors.com.au)*

**Innov8tive Services is a specialist provider of technology services covering the design and installation of security and access control systems as well as electrical, data and fibre solutions.**

Innov8tive Services were contracted by Kane Constructions in July 2019 to design and install the security systems at Crowne Plaza Melbourne. After a six week design period fine tuning the electrical consultant’s specifications the company installed over 70 card keys to guest and service rooms as well as CCTV across all corridors, public rooms and externally. They also provided an IP intercom for after hours access.

“Working while the hotel was operational was challenging,” said Business Development Manager, Brett Schofield. The company spent 12 months onsite with work completed in August 2020. “We have a good working relationship with Kane and have been with them for many years. We supplied CCTV and access control for them at a private clinic in Wyndham and are currently at work with Kane on a large scale project, the Shepparton Arts Museum.”

Founded 2011, Innov8tive Services comprises an experienced management team, all with various project management experience

and over 50 years combined experience in the commercial and industrial sectors. “Our point of difference is that we offer a comprehensive service with inhouse design and construction expertise,” said Brett.

A new product for Innov8tive Services is thermal detection cameras that temperature check groups of people moving through, such as in schools. These can be integrated into an existing access control system. They also offer services and maintenance contracts.

Innov8tive Services have provided security systems for some of Melbourne’s elite private schools, local councils, logistics and warehousing and manages and maintains security, access control and CCTV systems for some of Melbourne’s top private companies.

Innov8tive Services has provided installation and maintenance services to Essendon Airport for the past eight years.

*For more information contact Innov8tive Services, Unit 5, 10 Lakewood Boulevard, Carrum Downs VIC 3201, phone 03 8764 8250, email [info@innov8tiveservices.com.au](mailto:info@innov8tiveservices.com.au), website [www.innov8tive.services](http://www.innov8tive.services)*