



## RACV Torquay Resort

Kane Constructions was awarded the \$115 million contract to deliver the 26,000m<sup>2</sup> RACV Torquay Resort, a new coastal destination featuring a 100 room five star hotel, conference and gaming facilities, an indoor swimming pool and a golf clubhouse supported by underground parking for more than 250 vehicles. Kane was appointed in late 2010 and completed the project in early 2013.

A defining element of the resort is the extensive use of rammed earth for both external and internal walls, with some walls reaching seven metres in height. This represents the largest rammed earth package delivered in Australia. Kane completed this work directly, sourcing the raw materials and employing its own workforce to achieve the required scale, consistency and quality.

The same direct delivery approach was taken for the concrete structure. The limited availability of local subcontractors meant that value for money could not be achieved, so Kane engaged more than 40 local workers, purchased 20,000m<sup>2</sup> of formwork and built the structure in house. This accelerated progress and enabled a key separable portion to reach Practical Completion three months ahead of schedule.

Kane Constructions Pty Ltd  
[kane.com.au](http://kane.com.au)

### Client

RACV

### Consultants

Wood Marsh Architects  
Winward  
ARUP  
Slattery

### Location

Victoria

### Value

\$115M

### Awards

2015 Australian Institute of Architects, Victorian Chapter Commercial Architecture Commendation  
2014 Australian Institute of Building, National Professional Excellence Commercial Construction \$50M-\$100M  
2014 Australian Institute of Building, Victorian Chapter Professional Excellence Commercial Constructions \$50M-\$100M