

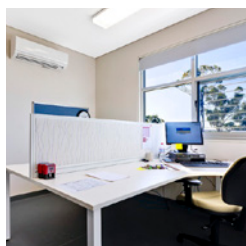
## Hunter Valley Hotel Academy

New Single Story Hotel Academy Facility

CLIENT: NSW TAFE  
 LOCATION: Tafe NSW Hunter Institute Kurri Kurri Campus  
 VALUE: \$8 million  
 DURATION: October 2009 to October 2010



The Hotel Academy is a credit to the client's vision and stands as a testament to what can be achieved when client, Project Manager and Architect work together.



## PROJECT PROFILE

The Department of Public Works on behalf of Tafe NSW engaged Donnelley Constructions to carry out the complete Design, Construction and Certification of this project. The project included the Construction of a new build of a single story Hotel Academy facility over 1840m<sup>2</sup> of total gross floor area, including a fully functional commercial kitchen equipped with training facilities, Bars, Café, Dining Rooms and a new state of the art conference facility. The works also entailed the refurbishment of existing residential accommodation.

Significantly, all work on the site was carried out while the NSW TAFE remained fully operational – requiring Donnelley Constructions to implement innovative and sophisticated project management methodology.

This project faced its share of challenges and due to the fact that there were many stakeholders to consider, coupled with a full DA/ Complying development consent CDC process, regular weekly project meetings including representation from every party was the only way to successfully address any issues that were raised. With additional stakeholders, individual issues and concerns surfaced, all requiring extra hours every day to address and find resolution in a timely manner, usually within time for the next weekly meeting. The regular and structured project meetings, as always, laid the foundation for a successful project.

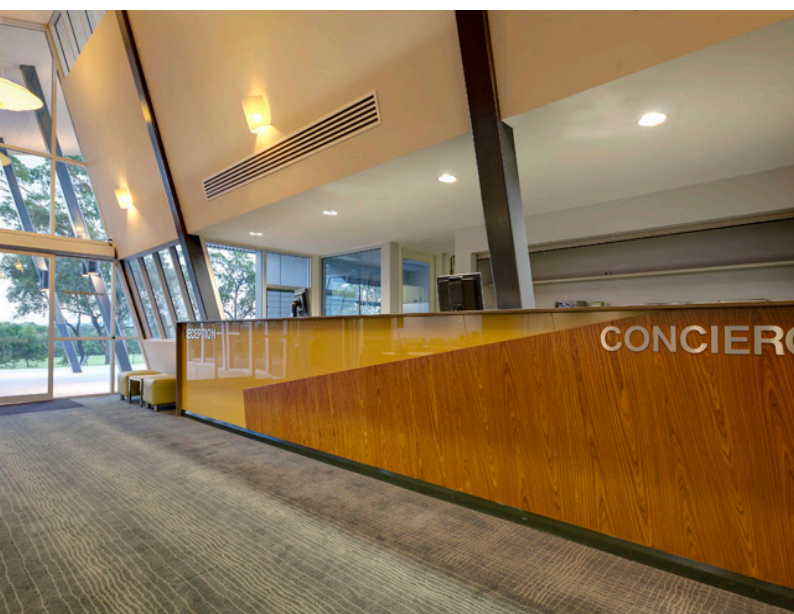






“As this was a complex building everyone needed to work together constructively to get the building delivered in the short time frame required.

**Adam Donnelley**



Other challenges such as operating within a fully functional TAFE, building a structure that met a Greenstar Design and creating a kitchen that was to act as a fully functional commercial kitchen and serve its dual purpose as a training facility required careful planning and attention to detail. By working closely with TAFE staff scheduling appropriate timing for high volumes of noise disruption, TAFE students were spared any distraction and complaints were kept to a minimum.

The large and complex commercial kitchens, bars, Café which facilitate training as well as functional usage, was a new challenge for Donnelley but due to the structured planning and successful communications, the finished product was one with which the client was more than happy.

“Jason Pfeiffer and the team at Donnelley provided a strong communication and extremely responsive resolution process which aided in meeting the demands of building a highly specialised multi-purpose service which met all required hotel standards. The finished product is now meeting all expectations and proving to be very user friendly” Peter Gray, Business Manager, Hunter Valley Hotel Academy

“Being a public building with a 5 star energy rating, it presented a design challenge. The finished product greets you as the entrance building to the whole TAFE. As this was a complex building everyone needed to work together constructively to get the building delivered in the short time frame required.”

## MATERIAL USED

Face brick work included expressed joint fibre cement, Colorbond Customorb roof sheeting, aluminium framed windows. Structure made from Waffle pod slab on ground, light weight steel framing and trusses generally, and structural steel to kitchen/bar/dine areas to achieve larger spans. Internal materials included carpet tiles, vinyl, plasterboard, acoustic ceilings, ceramic tiles, Stainless steel and Joinery fitout.

*Donnelley Constructions managed this process from the early beginnings in the design process to handover. The design capitalised on good use of natural light and the inclusion of the surrounding spectacular scenery in a way that did not conform within the original brief but appealed to the client.*

*The Hotel Academy is a credit to the client's vision and stands as a testament to what can be achieved when client, Project manager and architect work together” James Grant – Fortey + Grant Architecture*



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