

# NATIONAL TRUST MORNINGTON PENINSULA HEIRTAGE WARDS

## HERITAGE WORK DETAILS.

The client settled the main Continental site in May 2020 (3 months into Covid) and added to the project during construction with the acquisition of 12 Riley lane in November 2020. A secondary consent permit application was negotiated at VCAT January 2021.

Works commenced on the heritage components of the building in August 2020 with the initial works associated with the emergency work orders that were on the property since the abandonment of the site by the previous owner during 2018. There was extensive make-safe and emergency works that were required to recover the building from an almost unrecoverable condition, on initial inspection of the site in May 2020 there was foundation failures, water ingress, biogrowth, limestone wall failures, timber framing degradation and non-compliant works that had been undertaken. The project included the following major heritage remediation works;

- Salvage & Reconstruction of Southern Ballroom Wall;
- Salvage & Reconstruction of Limestone Wall to Beer Garden;
- Foundation Strengthening & Underpinning;
- Limestone Remediation incl. reconstruction, grouting, pointing and core filling;
- Biogrowth Removal & Cleaning;
- Restoration of Timber Windows & Frames;
- Remediation of Non-Compliant Heritage Works (undertaken by previous owners);
- Remediation of Existing Heritage Roof Framing incl. retainment & isolation of Heritage Skylights & Fireplaces;
- Restoration & Reconstruction of Roofing/Drainage Systems;
- Salvage & Reconstruction of Limestone facade at the Ocean Beach Road Main Entrance.

Due to the urgency to commence the initial rectification works required to stabilise the site and given the considerable and material internal changes required by the client to meet its world class brief for the project, initial works, planning application, adjustment to the building contract brought on by the additional land acquisition and variation to design to accommodate the Operators secured for the project well into the construction program - all duties were undertaken at the same time and all through the Covid lockdown.

### ▼ View from Constitution Hill Road



NATIONAL TRUST  
MORNINGTON PENINSULA  
HEIRTAGE WARDS

CLIENT

**Trenerry Property Group**  
as Development Manager for the Consortium consisting of Victor Smorgon Group as main owner, Kanat Group, Du Family and Trenerry.

**Representative**  
Robert Dicintio  
rdc@trenerryproperty.com.au

PRIMARY CONTRACTORS

**Contractor** Arbo Building  
**Trade** Carpentry  
**Heritage Works**  
Structural Integrity Works to Existing Timber Framed Floors/Walls/Roof.  
Restoration to Orig. Baltic Pine Floors.  
Restoration of Heritage Doors.  
**Representative**  
Craig Williams  
arbobuildingco@gmail.com

ARCHITECT

**Woods Bagot**  
Architectural & Interior Design

**Representative**  
Nik Karalis  
nik.karalis@woodsbagot.com

CLIENT PROJECT MANAGER

**Urban Pty Ltd**  
Client & Stakeholder Management

**Representative**  
Bart O’Callaghan  
bart@urbandevelop.com.au

**Contractor** Coastal Stone  
**Trade** Stonemason  
**Heritage Works**  
Limestone Remediation.  
Limestone Wall Reconstruction.  
Limestone Grouting/Pointing.

**Representative**  
Matt Bond  
+61 401 178 414

**Contractor** Integrity Testing  
**Trade** Testing & Engineering  
**Heritage Works**  
Existing Limestone Structure  
Integrity Testing.  
**Representative**  
John Higgs  
jihiggs@integritytesting.com.au  
+61 409 437 019

▼ Reconstruction & Remediation Works



▼ Main Entry - Ocean Beach Road







## THE CONTINENTAL HOTEL

1-21 Ocean Beach Road  
Sorrento VIC

**Client** Victor Smorgon Group, Kanat Group and Trenerry Property

**Duration** 22 months

**Cost (contract value)** \$70 million

### Construction Engineering / Methodology

Renovation and fit-out of 135yr old heritage limestone building. Construction of new basement and connection across laneway via tunnel. Food & Beverage Precinct over 12 distinct venues including outdoor dining.

Intercontinental Hotel with heritage and modern schemes, Level 1 pool deck and bar, two penthouses with private rooftop pools, porte cochere with concierge and a Wellness & Spa Centre stretching over 1000m<sup>2</sup> including treatment rooms, spas, hydrotherapy, thermal rooms.



▼ View from Ocean Beach Road

▲ Top: Hotel Lobby Bottom: Pool Deck

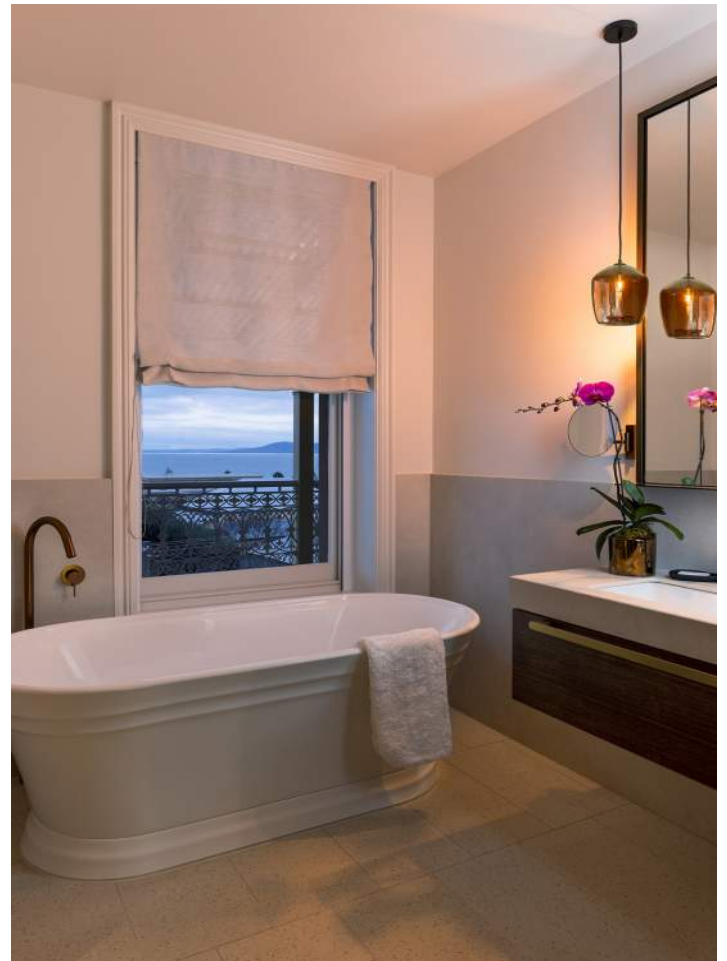






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