

THE TEAM REMAINED DEDICATED TO THE PROJECT, AND THE RESULT IS TESTIMONY TO THEIR DEDICATION AND PASSION TO ACHIEVE A MORE THAN SATISFACTORY RESULT FOR THEIR CLIENT.

SECTION 3
GALLERY

CUMBERLAND LORNE RESORT FITOUT

Drive down Victoria's beautiful Great Ocean Road to Lorne and you will be captivated, not only by the sparkling water and magnificent ocean views, but also by the allure of one of the area's landmark hotels, the Cumberland Lorne Resort. The Resort's coveted beachfront location has, over the years, appealed to conference and leisure guests alike, and has evolved to become a celebrated regional attribute. However, the combination of its tired and dated interior and an increase in competition in Lorne and surrounding areas prompted owner Australian Super Developments to initiate a major refurbishment to restore its 4.5-star rating.

NH Architecture was charged with the design and briefed specifically to enhance the Resort's relaxed, beachy feel while accommodating the high traffic a hotel has to sustain. In total, 99 apartments were refurbished: 51 one-bedroom, 36 two-bedroom and 12 penthouses. "Our aim was to create a sense of familiarity and comfort in the rooms; we didn't want them to feel like a typical serviced apartment, hence we gathered a mix of colours and styles to personalise them," explains Stephen Tieppo of NH Architecture. "There were strong architectural constraints from the existing conditions but collectively we have still managed to produce rooms that are light and breezy and focus on the magnificent views beyond."

The Resort's restaurant also underwent significant restructuring. "The aim of the design of the Aqua restaurant was to provide a bar and restaurant that share a common space but retain their own atmosphere and mood," explains Tieppo. "We have designed a space with a beachside feel without resorting to cliché. The introduction of natural materials, such as timber and cane, within a predominantly neutral yet rich and varied palette, has helped generate a space that feels comfortable and inviting, but still maintains a level of sophistication." The design of the bar and restaurant has also blurred the threshold between inside and outside to embrace the resort's coastal view.

Remarkably, given the outcome, the constraints placed on the project were numerous. Schiavello, appointed as Head Contractor, was charged with the building refurbishment while keeping the resort operational. This included the 99 apartments, as well as the bar and restaurant, reception area, an overhaul of the pool filtration and mechanical mechanisms, including the new wading pool and refurbishment of the pool and gym complex, lift extension and upgrade of disability access around the resort. The external facade of the restaurant was also painted. Schiavello was also required to coordinate the supply of all new furniture to the apartments, restaurant, reception and pool.

According to Elia Basso of Basso Project Management, the \$10 million works were required to be carried out to a very fast-track program of eight months, commencing in April 2003. "This was achieved by Schiavello," says Basso. "Also, due to cost savings being achieved throughout the design period, of which Schiavello was a part, we were able to add onto the project many variations to the original scope to enhance the final product. Schiavello took these additional works on board and worked tirelessly to complete the project within the agreed program."

The location of the project made it difficult for many of the subcontractors and Schiavello, as it meant working many long hours for an extended period. However the team remained dedicated to the project, and the result is testimony to their dedication and passion to achieve a more than satisfactory result for their client.

The majority of the time patrons were hardly aware that a major refurbishment was occurring at the resort. "Schiavello was excellent in confining the works and keeping the resort looking like a resort, not a building site," adds Basso. "The design is wonderful and looks great. We came in on budget, finished the project on time and the quality is excellent. As the Project Manager I couldn't be happier with the result!"



#1
Aqua restaurant featuring textured cement rendered fireplace surround + meet and greet station divided by a woven cane screen.



#2
Resort reception with timber veneer + stone counter + spotted gum flooring.

Project details
Project location 150-178 Mountjoy Parade, Lorne VIC **Client** Australian Super Developments **Design** NH Architecture **Project Management** Basso Project Management **Schiavello VIC Fitout** Daron Johnson, Carmelo Rositano, Andrew Belurov, Vince Raffa **Area / Project Scope** 99 apartments (51 one bedroom, 36 two bedroom & 12 penthouses), restaurant, reception, pool & gym area, passenger elevator + common areas.

#3



#3
The Aqua bar featuring
joinery bar unit in spotted
gum + stainless steel,
epoxy floor + cement
render with mirror band
behind the bar.

#4
Typical apartment living
area with a view towards
the kitchen.

#4

