



Lakeside **By Design**

Story and Images Marilyn Collins

Over five years ago a professional couple contemplating their retirement years decided to leave the suburbs of Newcastle to find a quiet, relaxing lakeside address on which to build their forever home.

They were fortunate to find a property on the edge of Green Point in a quiet cul-de-sac with extensive views across Lake Macquarie to Toronto and beyond. The aspect was more than they dreamt of finding.

They moved into the older style cottage with an exterior of red fake brick and for the next twelve months experienced all the seasons gaining a concept of the best advantage points for any future build, visiting display homes, expos on home design and contacting local designers and builders for ideas.

They finally signed a contract with the award-winning building company Stibbard of Singleton who have been building since 1979, specialising in design and construct projects.

Stibbard Designer Neil Albert listened to the couples list of 'must haves' as well as 'desirables' and the next twelve months were spent making refinements until the design concept was realised and finalised.

"We needed time to absorb the changes and his advice on how the spaces would work for us," both the owners agreed. "We also required suitable spaces to accommodate our collection of family generational furniture which was important to us."

The site enjoys uninterrupted views of Lake Macquarie, however these views are west facing and the site is sloping and narrow.

"The site constraints provided a number of challenges during both the design and construction process," said Samantha Stibbard.

Even though the site faces west a number of design elements were included to reduce the impact of this orientation.

The client's design brief was to provide car, caravan and workshop space, to maximise the uninterrupted lake views to the west and ensure solar passive design was achieved regardless of the challenging orientation of the site. >



This involved significant excavation to the rear of the block and construction of retaining walls to allow the garage to sit at the rear of the block whilst maintaining the views at the front of the block.

Another important consideration for the client was to 'future proof' the two storey home by ensuring accessibility for all ages and circumstances.

This included construction of a ramp, wrapping around the rear of the garage, and continuing up to the deck off the laundry on the first floor. There is an enclosed area with a clothes line off the laundry so the owner doesn't even need to go downstairs to peg out washing.

This arrangement also allows shopping to be easily carried up to the kitchen level (first floor) and for bins to be moved up and down as required.

A lift shaft opening into the upstairs living space has been constructed, disguised by a wall until required, to allow for future installation of a lift.

The main living is completely housed on the upper level so it is completely self contained in all ways.

The sparkling white kitchen enjoys the wonderful lake vista fitted with Black Forest Granite bench tops. There is copious storage and a walk in pantry, complete with dishwasher.

All of which is unobtrusively positioned in the kitchen corner, ideal for when entertaining and keeping the kitchen neat and tidy at all times.

A sliding screened window opens from above the kitchen bench top giving the hostess easy access to pass meals from the kitchen to guests relaxing on the balcony when dining alfresco.

A remote controlled openable roof is positioned over the large outdoor living area off the kitchen and remote controlled; wind sensitive venetians are installed outside the western facing kitchen and bedroom windows.

South facing, electronically controlled louvre highlights to the first floor living/dining provide ventilation and natural airflow. Energy efficient glazing also assists in the energy efficiency of the home.

The extensive use of glass walls gives a feeling of light and spaciousness. The open plan design includes the kitchen, living room, dining room as well as a study. The flooring throughout the living room area is Turpentine while the bedrooms are carpeted.

The client also wanted a mixture of external claddings to provide an interesting façade. >

This was achieved by a combination of Adbri Ebony Designer Masonry honed block work, colorbond cladding and rendered NRG foam panels. The lightweight foam panels to the upper level allowed for large cantilevers to be achieved in a cost effective manner.

The combination of external claddings meant various trades were involved in achieving high quality finish at the interface of the different cladding materials.

The downstairs floor is completely self-contained; perfect for visiting family and friends offering sleeping accommodation, a living room, bathroom and a kitchenette.

The owners went to special lengths to add their own touches to the home's decor. The ensuite bathroom features a beautifully etched glass mirror hanging over the vanity and a shower screen depicting their surroundings etched with native birds and gum leaves. Both pieces were made by Warwick Pascoe of Clearlight Designs

Their front door from Jack Wilms of Obi Valley Woodworks is a solid Australian cedar hand carved door (2300mm x 1200mm) adorned with native animals that frequent the neighbourhood being in close proximity to the wildlife bushland reserve. The front door includes an owl, kookaburra, possum, pelicans and gum leaves and gumnuts.

The front entrance is accentuated with a superbly landscaped Australian native garden by Maree McCarthy of Nature's Magic Garden Designs and is flourishing in its natural environment. The driveway leading to the rear garages has central strip of Australian native prostrate

plants giving texture, colour and greenery to what normally is a bland and dreary driveway entrance. It certainly softens the exterior appearance.

Being an environmental conscious design underneath the front garden is a 10,000l water storage tank for watering the garden which is very drought resistant.

There is no doubt that sitting on the couple's front verandah gazing at the glorious Lake Macquarie water views and listening to the odd sound of birds tweeting that they have found their piece of paradise.

The home is a wonderful escape retreat. It is thoroughly private and there's a feeling you truly could be anywhere in the world.

The end result is a home that provides a workshop/garage that would be the envy of many whilst also enjoying uncompromised lake views from both upper and lower levels in spacious, energy efficient living areas.

There is no doubt that Stibbard delivered a unique home that is a true reflection of these clients' personal needs and tastes.

"We pride ourselves on design and build excellence whilst allowing our clients to enjoy total design flexibility with real budget control and personal, experienced and professional support throughout the building experience," Samantha said.

The property is an entrant in the 2016 MBA Building Design Awards Custom Built Design category.

CRAFTSMANSHIP IN CUSTOM DESIGN

From planning to installation CPR Staircases combine design with craftsmanship

CPR Staircases use only the finest craftsman and the highest quality timbers and materials available to create and best reflect your personal style.

CPR STAIRCASES

9-11 Turrell Close Murrumbidgee 2580 P: 02 4942 8444
PO Box 2112 Gunnedah 2263 P: 02 4942 3588
E: info@prestigedesignjoinery.com.au W: www.prestigedesignjoinery.com.au



Geoff Craig & Associates Pty Ltd, trading as GCA Engineering Solutions (GCA), is a privately owned engineering consultancy business. Operating since 1999, we specialise in design and project management for land development and building projects. Our experience and capabilities are targeted towards the principal areas of:

Urban development
(residential and industrial subdivisions)

Residential development
(small lot housing, retirement villages, medium density)

Commercial and industrial development
(buildings, warehouses, and workshop facilities)

GCA
ENGINEERING SOLUTIONS

1 Hartley Drive,
Thornton NSW 2322
E: admin@gca.net.au
T: 02 4964 1811
F: 02 4964 1822



PRESTIGE
design joinery

dream, design, create



Trust Prestige Design Joinery for all of your joinery needs, offering the very best from concept to completion.

PRESTIGE DESIGN JOINERY 1 Sabre Avenue Rutherford p: 49324202
f: 49319701 e: reception@prestigedesignjoinery.com.au