

Knockdown rebuild

The brief

To demolish a 1950s timber-framed house to make way for a tri-storey home that maximizes coastal views.



ARCHITECT

Michael Milosevic Felton Constructions, feltonconstructions.com.au

BUILDER

Craig Smythe Adbuild Constructions, adbuildconstructions.com.au

OWNERS

Robert and Sinead Lynch (above)

THE SOURCE

Coffered ceiling panels All Plasta, allplasta.com.au
Hebel floor system Hebel Australia, hebelaustralia.com.au
Natural bamboo flooring Bamboo Floors, bamboorfloors.com.au



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An empty nest? Highly unlikely

The children and grandchildren will feel right at home, writes Catherine Nikas-Boulos

With coastal views as far as the eye could see, Robert and Sinead Lynch of Terrigal knew they had found a place to call home. A sea of blue stretched out before a timber-framed property perched high atop a hill — but the old home was hardly worthy of its location.

Robert, who is a building industry stalwart, instinctively knew this unassuming house with an awkward floorplan could not be transformed into a spectacular home.

The 1950s bungalow had already received a facelift that was far from ideal, so Robert and Sinead sought to knock down the old property and start anew.

The only thing they wanted to retain was the pool; everything else would be flattened.

They invited Michael Milosevic of Felton Constructions to design a property that would serve as a home for the couple and a place that could accommodate visiting children and grandchildren.

The impressive views would be the backdrop for family get-togethers and parties, and the eventual tri-storey design would use all the functional space on a difficult back-sloping site.

The pool level would house a kitchenette, theatre room, shower and toilet and a rumpus room that opens up to an outdoor entertaining area.

The street entry level or mid-level would house a main bedroom with walk-in robe and ensuite, which opens up to a tiled deck, a double garage, powder room and office opening up to a courtyard. The kitchen is also on this level, taking in sweeping views with the laundry tucked away behind it.

The third level has another main bedroom with ensuite, two bathrooms and two bedrooms with walk-ins.



The challenge

Adbuild Constructions' owner Craig Smythe was charged with demolishing the old home and project managing the new.

The only part that was kept was the pipe work to the pool, while the old timber house underpinned by brick piers was found to have some asbestos, which complicated the demolition process. To cut costs, Craig approached the local council about taking clean fill, saving the client \$1000 per load.

"We ended up saving about \$10,000. People don't realise that most councils will take clean fill to back-fill over rubbish."

Extreme wet weather during construction also hampered the project.

"The wet weather started in March and in April we went to pour our first slab and it bucketed down," says Craig. "We had to continue because there was a fear the 3m-deep excavation would have caved in. We went to pour the next slab, and guess what? It rained again. Any builder can relate to this. It's Murphy's Law. If you want it to rain, organise to pour concrete."

The outcome

The home consists of three levels of solid construction. A variety of materials were used including concrete-filled blockwork with reverse brick to below ground level. The middle level is a suspended concrete brick

vener construction, while the upper level is lightweight construction using a Hebel floor system and a 75mm foam insulated acrylic rendered facade.

Craig is pleased with the outcome of the build, especially since it was on a restrictive site with zero boundary at the back and the front allotment basically built to the council strip.

"You normally see a 6m setback but they were allowed to build on the existing footprint of the house," he says.

"That meant there was no room for storage on site. Everything had to work like clockwork with materials used up before anything else could be brought in."

Best features

The natural bamboo flooring is a highlight of the home in the mid-level flowing through to the main entertaining area and up the staircase.

The coffered ceilings with recessed LED lighting are another finishing touch that made this home special, as are the recessed blinds that roll up behind the bulkhead and out of view at eye level.

Craig says the kitchen is another winning design, with a pantry hidden behind the actual kitchen.

Bi-fold doors open up the related rooms into one big space, a perfect entertaining area, should the owner wish.

"The mirror splashback in the kitchen also encapsulates the views of the ocean behind," he says.

"It would just be a pleasure to cook in that kitchen — you would fully appreciate the views."

Recycled glass from the original house frames the new balcony on the mid-level.

Bi-fold doors from the demolition were incorporated into the downstairs room, which opens up to the entertaining area.

It's a modern house with a bit of innovation, says Craig, but it's also a family home that suits their lifestyle and their growing family.

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Pictures Peter Clark



KNOCKDOWN REBUILD



Winning feeling

Builder Craig Smythe names this Terrigal home as one of his favourite projects. Despite it raining heavily during the construction phase, he delivered this tri-storey home on time and on budget.



The media room on the pool level has surround sound and is noise proof.

