



# Bluebell in the Gum Trees

**M**urrays Beach on the Wallarah Peninsula, just off the Pacific Highway is an area of stunning natural beauty surrounded by the Pacific Ocean, Lake Macquarie, and Wallarah National Park.

Stockland's Murrays Beach lifestyle residential estate has already won two awards for sustainability in recognition of its excellence in planning, design and implementation of GreenSmart principles to ensure the unique coastal site is developed sensitively.

Enormous care has been taken in the design of the streets, lots and dwelling pad locations to ensure retention of as many trees as possible and to minimise site disturbance.

Newcastle award-winning building company Kim Griffiths Building was contracted to build an example of the lightweight residential constructions to be built on the estate.

During planning of the estate, a site analysis of each block was surveyed and a development envelope allocated so as to gain the most efficient and functional use taking into consideration the orientation and solar access, cooling breezes, slope, existing trees, potential view corridors, privacy and vehicle access. >

Light, space and colour have been employed very deliberately to create the home's atmosphere... in conjunction with superlative materials to achieve an outstanding finish.





The multi-purpose room can be adapted by pulling down the white B & D garage roll-a-door.

By providing this “building envelope”, a property owner will know where their neighbour will build and to what height, so a future home design can take this into account.

The architect-designed “Bluebell” was built by Kim Griffiths Building incorporating trades, products and services from many leading Newcastle contractors and supply firms.

In keeping with the building code, the façade or entry to the home faces the street and a front expansive covered verandah creates a welcoming appearance.

Another similarly designed verandah is accessed directly from the living area of the house.

The building materials chosen suggest a relaxed lakeside and woodland character – lightweight weatherboard, metal cladding, glass, sheet metal roofing, and steel wire balustrading around the verandahs.

In keeping with the colour guidelines, subtle muted tones were chosen for the exterior namely Gull Grey and contrasting

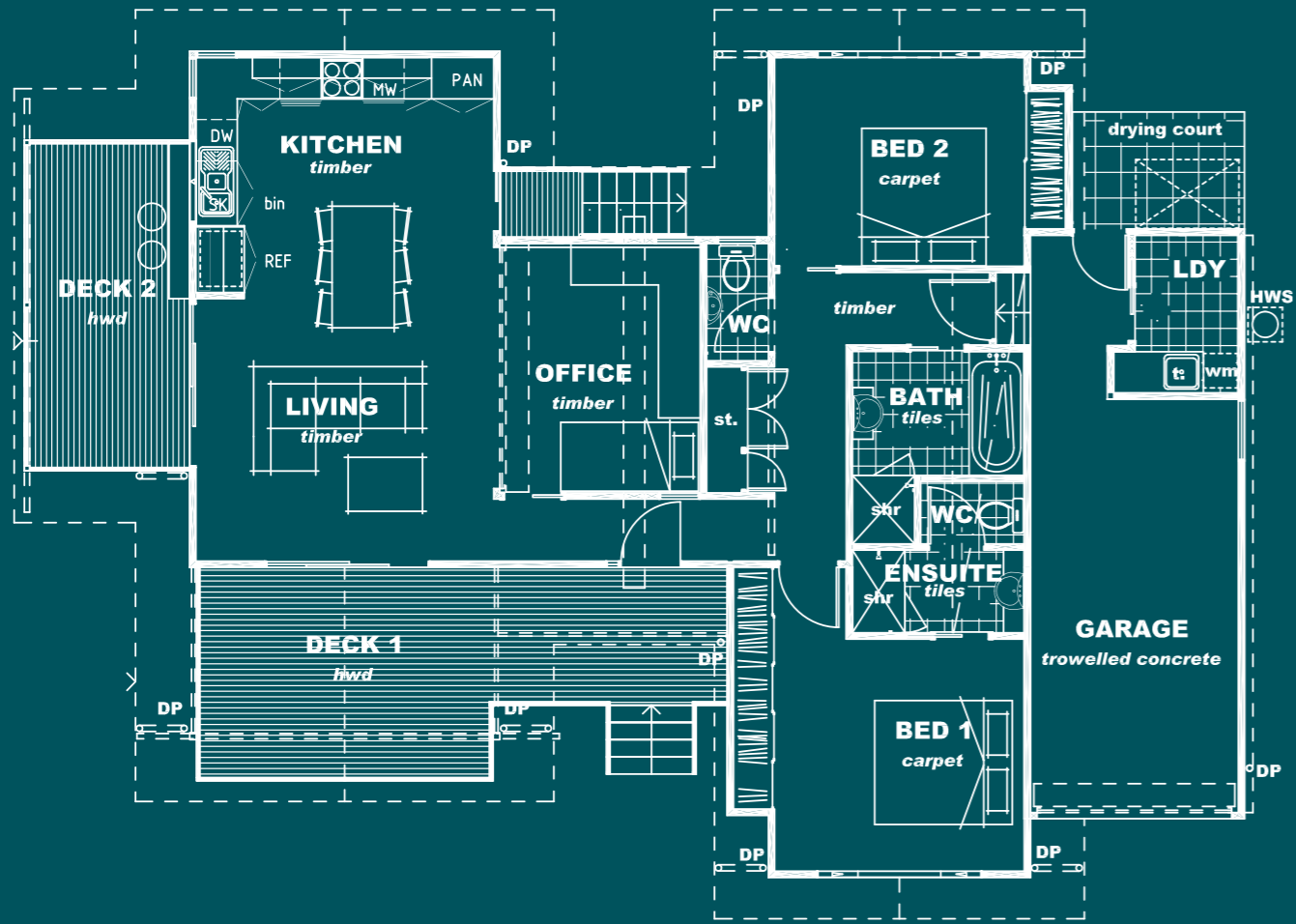
colours for highlights and trims were selected from a palette inspired by the natural colours and textures of Murrays Beach of burnt crimson, caulfield green and armour grey.

In keeping with the State’s building sustainability index, all new homes on the estate will be built to achieve energy and water savings, making them more comfortable to live in- such as eaves and sun shades to protect the home from summer sun but let in the winter sun. Each block will have its own rainwater tank to be used on the garden or car washing.

The Bluebell is designed to be a weekender or a two-bedroom home for a retired couple with en suite off the main bedroom and a compact open planning living area leading onto the two verandahs.

A multi-purpose room which could adapt as a study/media room, or a third bedroom, when the grandkids stay over, simply becomes part of open plan living area when not separated by a white B & D garage roll-a-door.

The floor system is Duragal steel posts and timber floor joist and bearers, and the home is elevated for view and air flow, enabling the least possible impact on vegetation on the land as well as giving ample clearance to store the surf ski, surfboard or a dinghy underneath. >



There are lots of intricate architectural detailing issues within the home that can easily be overlooked at first viewing, such as every ceiling in the home is either raked or curved. Externally you have, box gutters, curved roofs, exposed eaves, celestial windows to bathroom and en suite. Building of this home was made labour intensive because of these details.

Easy-care living is guaranteed with Bluegum timber floors, a sparkling white tiled bathroom and en suite and a modern polyurethane kitchen well-appointed with Caesar stone benchtops and modern appliances.

The location of the Bluebell overlooks the recreational playground and waterfront boasting a 70m public jetty, state-of-the-art children's playground and a walking track which leads along the lake foreshore.

The design concept recognises these natural attributes.

The kitchen sink and work areas within the kitchen capture this aspect as well as a full picture postcard view of Pulbah Island and lake. The corner window of the kitchen is louvred to snare the lake breezes and views.

A feature of Kim Griffiths built homes is a servery bench which can be accessed from the kitchen – a handy time saver when entertaining.

The open living floor plan also captures full views and the outside is brought inside as the floor-to-ceiling sliding doors open onto the covered hardwood floored verandahs.

On the south side is a single garage, with a full laundry at the rear giving access to the back courtyard and clothes drying area.

The home is surrounded by a typically-styled weekender garden designed for such a home on the estate with a wide range of native plants, shrubs and groundcover which is informal and low maintenance for residents so they can spend their leisure time living ....the life!

"Generally, the feedback we are getting when people are viewing the house is: "It has a really nice feel", so perhaps all the detailing although not obvious immediately is enhancing the feel of the home," said company director Vicki Griffiths.

"Sometimes you walk into a home that just feels right. Some people call it style. But it goes deeper than that - you know it's going to work for the way you live.

"This home contains many subtle features in both design and execution that combine to craft an effect that we think is second to none."

The Kim Griffiths built "Bluebell" at Murrays Beach is open for inspection by appointment through the Sales & Information Centre on 02 4972 1789. For further information on building construction contact Kim Griffiths Building on 02 4957 7644.