



Church Point Residence



WINNER

NEW RESIDENTIAL BUILDINGS OVER 450 SQM

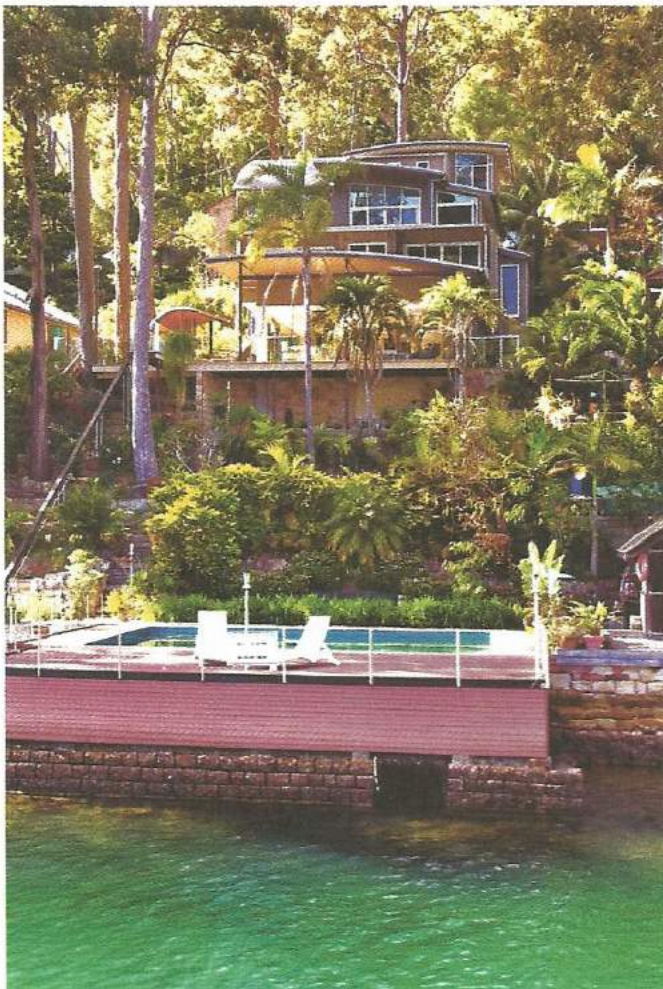
Designer: Peter Downes, Peter Downes Designs

Phone: 02 9973 3312

Web: peterdownes.com.au

Builder/Interior Decorator: Greg Hunter

Photographer: Michael Simmonds



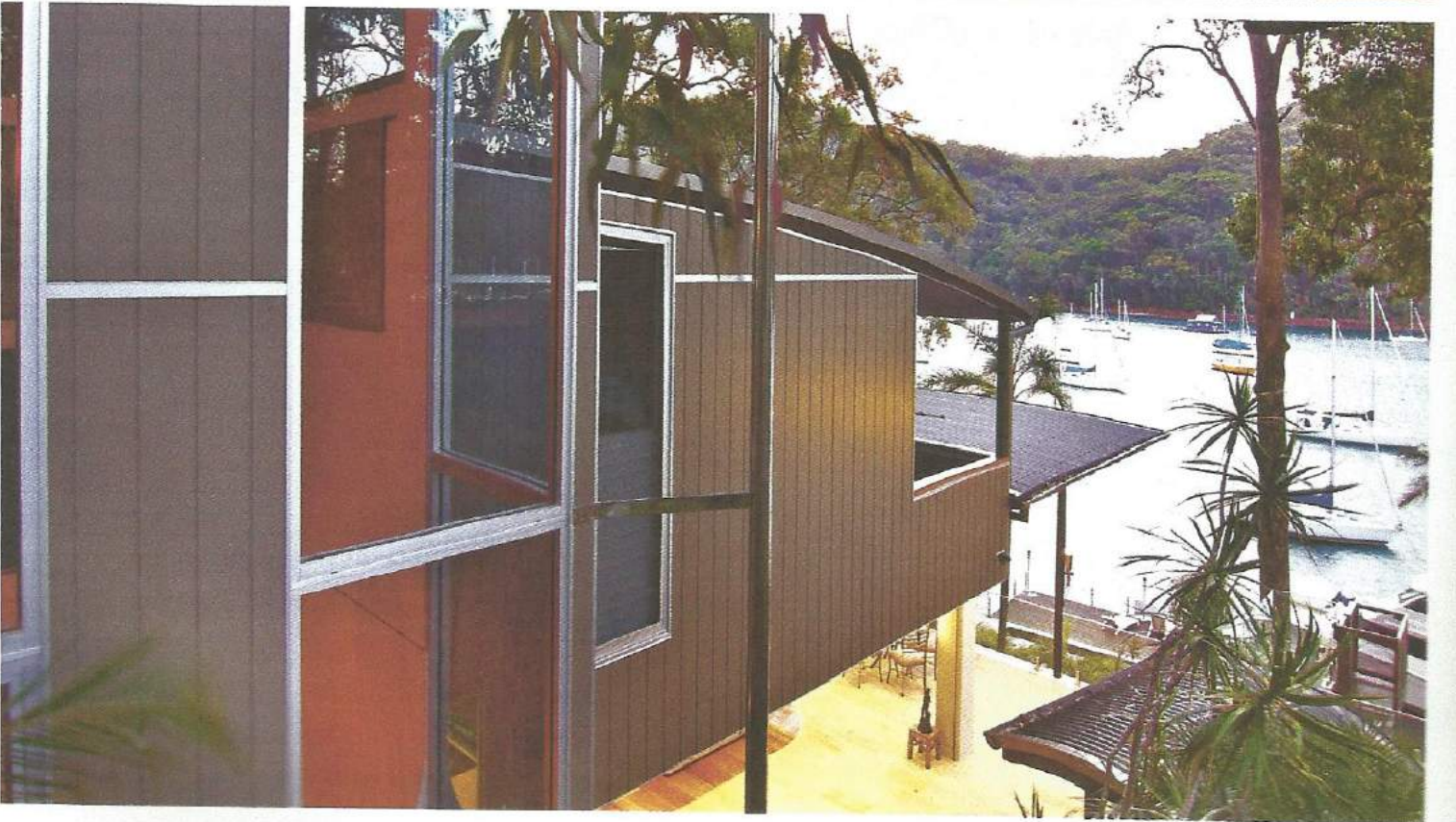
This waterfront site provided an excellent array of design opportunities but came with an equal number of challenges such as a sloping site and height limits. To deal with the sloping site, four levels were constructed, neatly dividing the house into four distinctive functional zones. Outside, a double decker car lift combined with a turntable in the driveway solves street parking and access issues.

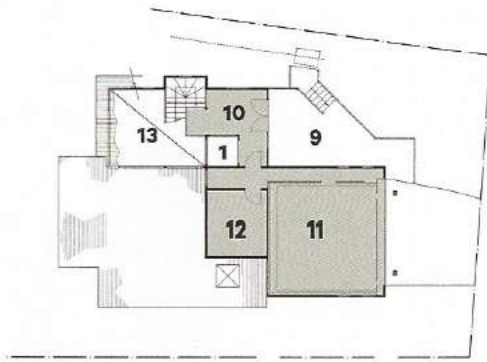
Internally, a north facing four-storey atrium provides light and ventilation to every level, also acting as a dramatic stairwell.

In the living area, frameless glass doors were installed as a solution to seamlessly link the main living room to the north-facing outdoor entertaining area and the west-facing balcony.

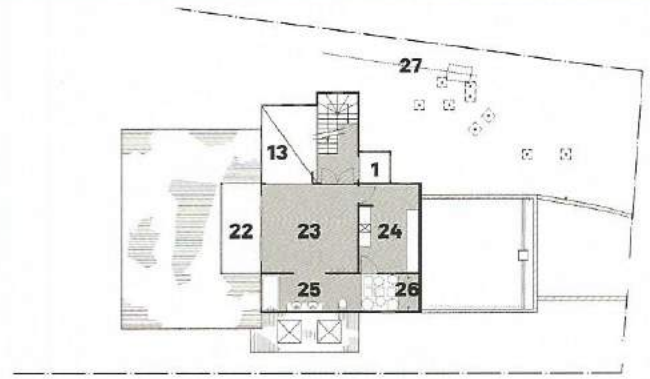
The final design, at the hands of multi award winning building designer Peter Downes, is a clever and thoughtful concept that makes full use of the positive characteristics of the site while minimising the negative. The owners were equally delighted with the outcome, stating, "The end result is a beautiful, unique, sophisticated but relaxed home which makes us feel as though we are living in a resort all year round."

Church Point Reside

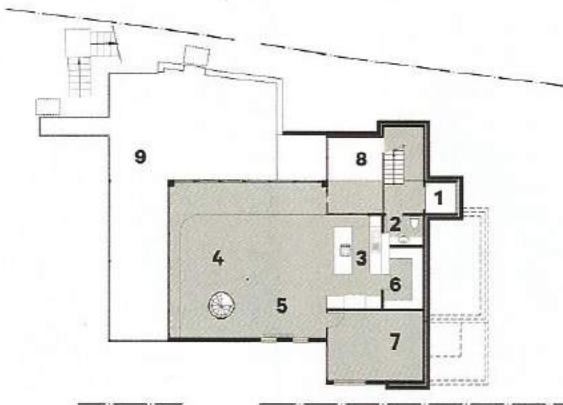




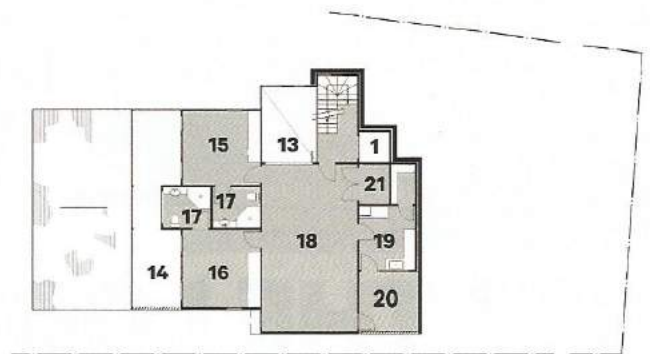
GROUND FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

LEGEND

- | | | |
|-----------------|----------------|---------------------------------|
| 1 Lift | 10 Foyer | 20 Drying area |
| 2 WC | 11 Garage | 21 Store |
| 3 Kitchen | 12 Store | 22 Balcony |
| 4 Dining | 13 Void | 23 Bedroom 1 |
| 5 Lounge | 14 Balcony | 24 Walk-in robe |
| 6 Pantry | 15 Bedroom 2 | 25 Ensuite |
| 7 Study | 16 Bedroom 3 | 26 Shower |
| 8 Water feature | 17 Ensuite | 27 Modified existing inclinator |
| 9 Deck | 18 Family room | |
| | 19 Laundry | |

PROJECT TEAM

- **BUILDING DESIGNER** Peter Downes Designs (02 9973 3312 or peterdownes.com.au)
- **BUILDER** Greg Hunter, Constructive Constructions (0418 460 646 or constructiveconstructions.com)

- **STRUCTURE** Structural steel fabricators B&G Welding (0411 753 707) **Weatherboard & wall cladding** Weathertex (weathertex.com.au) **Excavation** A1 Excavations (0418 262 458) **Stonemasonry, block & brickwork** Bruce Howarth (0417 686 150) **Cranes** All Over Rigging (0414 441 667) **Roofing** Colorbond (colorbond.com.au)
- **FIXTURES & FITTINGS** Kitchen oven & dishwasher Smeg (smeg.com.au) **Kitchen splashback** Hi-Tek Aquarium (0408 627 463) **Fireplace** EcoSmart Fire (02 9997 3050 or ecosmartfire.com.au) **Car stacker & turntable** Car Parking Solutions (0418 261 456) **Elevator** Easy Living Home Elevators (02 8116 1500 or easy-living.com.au) **Inclinator** Coastview Lifts (0412 667 430)
- **FURNITURE & ACCESSORIES** Staircase balustrading Fore & Aft Marine (0404 838 907) **Interior design** Greg Hunter (0418 460 646) **Automated blinds & privacy screens** Shade Co (0424 192 930) **Granite benchtops** Allambie Stone & Marble (0411 622 801)
- **SERVICES** **Electrical** Pacific Electrics (0416 238 238) **Plumbing** Surefix (0433 380 426) **Termite protection** Kordon (0412 995 638)

CONSTRUCTIVE constructions

BUILDERS OF THE NEW MILLENIUM

RE: 20 McCARRS CREEK ROAD, CHURCH POINT

We commence this Multi Award Winning residence in October 2009 and completed it some 18 months later. The house consists of 5 levels stepped down a steep incline eventually meeting the water. The project consisted of hand demolishing, and the hand removal, of an existing residence on the site. It involved a massive excavation, extensive piling to bedrock, 4 levels of retaining walls, a 20,000 litre underground water tank, wine cellar and an externally accessed gym, with a bank of bi fold doors across the front that opens up to admire the view whilst working out.

The Ground Floor has 2 banks of frameless glass bi fold doors that open up 2 complete side of the house that look NE up the waterway. There is a fish pond on this level that flows inside and outside of the house, it has a ribbon fountain flowing into it and can be illuminated at night with any colour of the rainbow around the perimeter of the pond. The fully equipped kitchen has a flush to the wall, fish tank along the back bench as a splash back, the tank also continues in front of the adjoining powder room, when the powder room light is activated it generated a surge of bubbles from the bottom of the fish tank in front of the powder room to create a privacy screen. The powder room also sports one full piece of granite (no cuts or joins) on the floor including a matching smart tile waste. This level also contains a private office with a courtyard to the back and side of house. The open lounge / dining / kitchen areas all flow out onto a huge entertaining deck on the same level with a mixture of Himalayan sandstone, Brushbox flooring and metallic looking ceramic tiles to a unique free standing BBQ complete with bar and wine fridges. Privacy at the end of the balcony is achieved by a automotive pivot screen that can be opened/ closed to suit wind conditions or rotated to maximize the view whilst not looking on to neighbors. An inclinor from the road level also externally services this level as well as an additional inclinor to access the boatshed, pool, jetty and waterfront.

First Floor Level comprises of 2 bedrooms with a private shared balcony, both with their own ensuites, a Media Entertaining room with a 7 way surround sound system and projector screen with a screened private courtyard off to the rear. This level also contains a laundry with integrated joinery housing fridge & freezer for light refreshments whilst lounging in the media room and the Command Centre room designated for all the technology in regards to running the house.

Second Floor Level consist of a large Master Bedroom Ensuite with dual basins, elevated spa bath with opening bi fold windows to capture the view whilst sparing, Stepping Stones surrounded by a pebbled indoor garden leading to a dual shower with a centrally located rain cloud indoor dual shower. This level also contains a big WIW with a laundry Shute, extensive quality joinery and mini bar fridge & tea making facilities to eliminate going to the ground floor for a coffee or cold drink.

Third Level is the street entry level foyer with a stairwell winding down the 4 level void suspended over the fish pond, lift access to the top 4 levels, a Guest bedroom and internal access to a 4 car stacker in the garage.

Other features this unique home has is an automated revolving turntable to turn your cars around for a safe egress, fully ducted air conditioning throughout all levels, fully automated irrigation, including the ensuite indoor garden, C bus technology enabling all these features to be controllable by a lap top anywhere in the world, 13 security cameras, Sandstone cobble stone driveway & turntable, Solid slabs of Australian Cedar were laminated together to form oversized pivot doors and used as the main entry door and at each stair level as an entry door to these levels along with the study door,

Sheer Opulence in Building

Unit 27, 14 Polo Ave, Mona Vale NSW 2103

CONSTRUCTIVE constructions

BUILDERS OF THE NEW MILLENIUM

The original ceiling height on the ground floor was controlled by the base of the plumbing to be installed. The client had issues about losing this ceiling space so the concrete slab was redesigned with a hole in the middle the size of the 2 ensuites. The new opening allowed us to trim out in timber and keep the confines of the plumbing within the thickness of the slab. The plumbing was then all lagged with soundproofing, and a triple layer of acoustic gyprock was installed over the underside before the suspended ceiling was hung.

Automated awning blinds that lower on sunset and retract after the sun has gone down, Rain sensors on Velux skylights and louvres windows prone to excessive weather, Multi opposing curved Colourbond roofs & different radiuses to 4 levels with Zinc and Polished Stainless Steel Downpipes, Zinc Gutters with electro plated Stainless steel Gutter Brackets, perforated S/S Gutter Guard, the underside soffit of all the curved roofs joints, were 2 part epoxy set, skim coated twice and a Metallic sponged 2 tone finish was applied, various Granite & Marble throughout etc etc.

As the Clients stated to the Architect in their testimony: The end result is a beautiful, unique, sophisticated but relaxed home which makes us feel we are living in a resort all year round.

We have since been back numerous times over the last 5 years to do various additional work including the upgrade of the existing swimming pool, pool deck, electric boat winch, slipway and docking station, rectify sea walls, total renovation of an existing boatshed including A/C, gas fireplace, kitchenette including dishwasher, wine fridge, ice maker, external sound system, Foxtel TV, security cameras, with full technology incorporated from main house, completion of gymnasium and wine cellar, extensive landscaping and stone work throughout, irrigation, creation of new storage areas, additional decks and stair access to inaccessible areas.

This residence has been featured in "WINNING DESIGN AUSTRALIA" and "GRAND DESIGNS AUSTRALIA" magazine and has won awards for:

BEST NEW HOUSE IN THE 450M2 CATEGORY

BEST USE OF WEATHERTEX

BEST USE OF COLOURBOND

My job role on this project was the Builder and additional roles I took on through the job was the overall Lighting Layouts and Electrical supervision, A/C Design layout, Interior Design, Colour schemes throughout and all Tile selection. This projects estimated cost was \$4,000,000 and to date an additional \$1,000,000 has probably been spent on additional above mentioned works. The complexities found in this project would far exceed the majority of most building projects, along with the technology this job is a unique and sophisticated residence with a beautiful mixture of natural elements

This project can be view on www.constructiveconstructions.com website.

Sheer Opulence in Building

Unit 27, 14 Polo Ave, Mona Vale NSW 2103

Michelle Michael
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Church Point
NSW 2105
30/11/2012

Intertrade Insurance Services
Westcourt General
Edgeworth David Av
Hornsby
NSW 2077

Greg Hunter: Constructive Constructions

Dear Sir

I contracted Greg Hunter and Constructive Constructions to build my new house starting in October 2009. The project was successfully completed in August 2011.

The \$4.5 million project consisted of

- Demolition of existing residence
- Excavation to footings on steep slope (9 metre fall in 22 metres)
- Footings, slab and retaining wall
- Suspended concrete slab 1st floor
- Mixed lightweight construction and concrete slab on floor 2, 3 and 4
- Internal fit out of 3 bedrooms, 3 bathrooms, kitchen, laundry, home theatre and various utility rooms
- Installation of remote access security and cctv camera system and CBus
- Installation of 4-car-car lift, car turntable, internal people lift and inclinators to boat shed
- Refurbishment of boatshed and swimming pool
- Landscaping and garden

The week to week management/builder liaison was performed by my husband Paul Michael. This proved to be an extremely effective process as the weekly meeting created an excellent communication channel with Greg Hunter. They were able to work through all construction issues/problems as they arose, so

that the day to day building process was able to proceed in a well-planned and hence efficient manner.

The quality of the work is outstanding, as attested by my husband, who has a background in construction, the Architect, a builder friend from Queensland and the Banks property valuer. The attached 12 photos of my new house speak for themselves.

The minor maintenance items that were found in the 12 months since completion have all been attended to in a pleasant and timely manner. There was no pushback with any of my requests.

My husband and I have found Greg Hunter's manner and disposition extremely pleasant at all times, and think ourselves very fortunate to have found such a great builder who was able to make the process of building our house stress free as possible.

There is no question that any building work that we may do in the future will be done by Greg Hunter and we have recommended him to at least 5 other people that we know and/or have seen our house.

My husband or I would be more than happy to discuss this with anyone, Michelle 0408 408 780, or Paul 0409 803 155.

Yours Faithfully



Michelle Michael



Paul Michael