



For their new owners, these double storey, custom designed beach-side residences are not just somewhere to live, but luxury homes.

The project taking around 18 months from start to finish, has seen the residences feature a strong industrial modern design. With a distinct 'scandi feel', the homes incorporate large glass spans allowing for natural light that contrast the polished concrete floors throughout.

The timber framed properties feature structural steel as well as concrete look panels used for their strength and visual appeal.

According to Adam Cavuoto, Architect and Director at Think Architects, one of the design challenges was making the slimline pitched roof both aesthetically pleasing and structurally sound. The design also needed to balance the block's narrow frontage.

"The complicated roof design meant working closely with gama consulting as well as with our timber framers to achieve the profile we were after.

"Getting the large spans to work and getting the services and cabling into the roof space and ceiling was a challenge.



We actually turned the roof orientation around to allow for this."

Matthew Mammone, Director at gama consulting explained, "Our engineers were able to come up with engineering solutions to allow for the slim roof design.

"We were able to ensure that the raked glass could come right up to the beam and the underside of the cantilevered eaves.

"Working closely with Think Architects, we were able to develop a sway frame to allow for the 'wall to wall' 4x6 metre glass panel.

Matthew also explained, "We also engineered cost-effective footings suited to the site's sandy beach soil."

