

AUSMAR

RIVERSIDE VISTAS





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Riverside Vistas



INTRODUCTION

Imagine a place of tranquillity, overlooking the glistening waters of Lake Doonella. A contemporary masterpiece, designed to capture breathtaking 270-degree vistas and provide a luxurious escape for discerning residents. This is not just an idyllic vision; it's the embodiment of our latest accomplishment - Riverside Vistas in Tewanin. This case study delves deeper than the picturesque facade, exploring the collaborative journey that brought this exceptional property to life. We reveal the innovative solutions implemented to maximise the home's liveability,

creating a home for all seasons and catering to the diverse needs of its residents. Join us as we navigate the complexities of the project, from overcoming initial challenges to implementing creative solutions. We highlight the collaborative efforts between AUSMAR, the architect, and the client, ultimately leading to the successful completion of this exceptional residence. Prepare to be captivated by the story of Riverside Vistas, a testament to AUSMAR's commitment to exceeding expectations and crafting living spaces that inspire and delight.

Riverside Vistas

An aerial photograph showing a river on the left, a dense forest of green trees in the center, and a grassy area on the right. The text is overlaid on the top left of the image.

**“THERE ARE MANY THINGS IN LIFE THAT
WILL CATCH YOUR EYE, BUT ONLY A FEW
WILL CAPTURE YOUR HEART, AND THIS
COULD BE THE ONE”**

Riverside Vistas



House 1B

House 1A

Inspired by the whitewash of surf beaches and the warmth of native blossoms, COLORBOND® steel in the colour Surfmist® is an enduring colour with a fresh and timeless appeal.

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Front of the block



Back of the block



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PROJECT BACKGROUND

In 2016, we were approached by a developer with a vision: to build two distinct custom homes on a riverside block in Tewantin. One residence he intended for personal use, while the other would be offered on the market. The client presented us with initial plans designed by Red Door Architects, and we embarked on a collaborative journey to transform this vision into reality.

The journey began with the demolition of an existing, worker's cottage, followed by extensive land clearing and overgrown vegetation removal. This initial phase was crucial to prepare the site for the architect's planned design.

“The path to construction was not without its challenges”

Council regulations regarding building height and potential visual impact on surrounding residents presented an initial hurdle. The client, understanding the unique context of the sloping hill and riverside location, argued that the proposed design wouldn't negatively impact neighbouring views. This back-and-forth dialogue with the council, spanning over three years, involved numerous design revisions and adjustments before receiving final approval.

At the time, this extended period pushed the project's start date closer to the unforeseen circumstances of the COVID-19 pandemic. This global event brought about significant industry-wide trade shortages and economic hardships, adding unforeseen pressure to the project's timeline.



Source: existing workers' cottage photos from realestate.com

While the initial vision may have portrayed a straightforward build, the reality was far more complex. Delays in construction timeframes, coupled with the trade shortage challenges and unforeseen site complexities, presented a unique set of obstacles for both the client and AUSMAR.

“This case study delves deeper into the projects complexities, offering insights into the adaptability and collaborative efforts required to navigate them successfully”



EXISTING PROPERTY



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The project's first obstacle was in the form of an existing, residence occupying the site. The home had to be carefully deconstructed, ensuring the preservation of council protected trees at the entrance of the block, making way for the impending future development.

“Unfortunately, due to council regulations and the presence of protected trees, relocating the cottage in its entirety was not possible”



Source: existing workers' cottage photos from realestate.com



The idyllic Noosa River backdrop might suggest a straightforward build, however beneath the surface lay a unique set of challenges demanded innovative solutions and meticulous planning.

4 TERRAIN COMPLEXITIES

Let's delve deeper into the four key complexities surrounding the terrain we had encountered.

1. Fitting Two Homes on a Single Block

Our project involved the construction of two custom homes on a single block, designed by Pete Willis from Red Door Architects. Optimising space utilisation was crucial from the outset, and we closely followed the architect's detailed site plan to ensure both residences were comfortably accommodated within the designated area. This involved carefully adhering to the plan's efficient layout and maximising the use of the available space.

2. Building on a Hillside

The land presented a significant slope, requiring a strategic construction sequence led by AUSMAR. To ensure stability and efficient construction, we opted to start building from the rear of the block, gradually working our way upwards. This approach minimised the impact of the slope on the build process and ensured the safety and accessibility of the worksite.

3. Extensive Foundation Work

Geotechnical investigations revealed unfavourable soil conditions, classified as "P class soil." This posed a significant challenge, requiring extensive foundation work to guarantee the structural integrity of the homes. Our project involved considerably more engineering compared to a typical build, resulting in 32 pages of specialised engineering plans compared to the usual 4 pages. Additionally, the complex foundation work extended the construction timeframe, with the foundation alone taking over 3 months to complete, compared to the standard 2 days.



4. Navigating Limited Access

The presence of a large, council-protected tree on the site introduced unforeseen access limitations.

“With only one access point to the block, we had to work around the protected trees, carefully fencing it off and ensuring construction activities did not impact its well-being”

This necessitated creative solutions for material movement and logistics, adding an additional layer of scheduling complexity to the project.





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The initial groundworks took significantly longer than anticipated. Standard house foundations typically take a couple of days, but this project's custom design with strip footings, slabs, piers, and poles required three months. Heavy rain significantly impacted the progress as the steep site with poor soil became inaccessible for drying out. Adding to the complexity, the "P class" soil, which is considered average, necessitated extensive foundation work due to the hilly terrain and significant drop.



**“THE ABUNDANCE OF SCAFFOLDING
FOR SUCH A HIGH WORK PLATFORM
ADDED COMPLEXITY TO THE
OVERALL CONSTRUCTION PROCESS”**



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The project required extensive scaffolding due to its significant height, with one corner reaching the council's maximum allowance of 9 meters. This presented challenges as we had to work backward, planning the foundations after determining the maximum height. The close proximity to the height limit (within 20 millimetres) and the abundance of scaffolding for such a high work platform added complexity to the overall construction process.



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**“BUILDING DREAM HOMES IN SCENIC
LOCATIONS OFTEN COMES WITH
UNIQUE CHALLENGES”**



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This high-end development was designed as a dual occupancy project. One residence caters to the area's luxury market, boasting a spacious layout exceeding 350 square meters.



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3 INFRASTRUCTURE COMPLEXITIES



Let's delve deeper into the three key complexities surrounding the infrastructure we had encountered.

1. Building Two Homes, One Block

Accommodating two custom residences on a single block demanded meticulous scheduling and coordination. To ensure smooth material flow and access for both houses, a phased construction approach was adopted. This involved

prioritising the rear dwelling and achieving a specific stage before commencing work on the front one. This ensured uninterrupted access to the site for both builds throughout the construction process.



project floorplan

2. Navigating the Landscape and Utilities

The project's sloping terrain posed additional challenges for installing new sewer and stormwater connections. The team had to strategically position and install new sewer points, stormwater pits, and drains while working within the complex landscape. This involved collaborating closely with Unity Water to navigate their specific requirements and ensure installations adhered to regulations.

3. Protecting the Environment

The project's proximity to the protected Noosa River necessitated stringent environmental measures. Stringent silt management protocols were implemented to prevent any soil erosion or sediment runoff from impacting the waterway. This involved meticulous planning and execution of earthworks to ensure no construction debris or materials entered the river, safeguarding its delicate ecosystem.



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5 EXTERNAL COMPLEXITIES

While the final product is breathtaking, the journey there was filled with unique challenges that demanded creativity and collaboration.

1. Scaffolding Summit

One of the first hurdles was the sheer scale of the project. With the house perched on a steep slope, extensive scaffolding was essential. We had to meticulously plan to adhere to strict height restrictions set by the council, requiring us to work backwards and strategically place the foundation. This meticulous approach, with some sections reaching within 20 millimetres of the allowed height, made navigating the scaffolding a complex dance.

2. Navigating Trade Shortages

Unfortunately, the timing of the build coincided with a period of significant trade shortages, a result of the global pandemic. This extended the project timeline, pushing us beyond initial estimates.

“While the finished product is a testament to the hard work and dedication, it doesn't fully capture the complexity of coordinating resources during this challenging period.”

3. Lengthy Approvals

Lengthy council approval processes, compounded by the project's complexity, further impacted the timeline. While the development approval process began before AUSMAR's involvement, it unfortunately extended into the period of trade shortages, adding another layer to the project's timeline.



4. Underestimated Earthworks

The initial earthwork estimates proved inadequate, requiring additional time and resources. What might take a standard, single-story home two days for foundation work, transformed into a three-month process for this complex build. This involved intricate strip footings, small slabs, piers, and poles, demanding meticulous planning and execution.

5. Weathering the Storm

Mother Nature also played a role in the project's timeline. The steep terrain and unstable soil were highly susceptible to heavy rainfall, forcing us to halt construction for weeks at a time until the ground dried sufficiently. These weather-related delays further impacted the original schedule.

External Factors





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THE DESIGN

The client arrived at AUSMAR with a clear vision for the Tewantin project, shaped by a carefully chosen architect's design. This design prioritised a sense of harmony and cohesion, ensuring the two residences on the block wouldn't appear disjointed.

“The focus was on creating a unified aesthetic, reflecting the luxury standards expected in the Noosa / Tewantin region.”

AUSMAR's expertise came into play by seamlessly matching the client's design selections with our trusted suppliers. This meticulous approach ensured a consistent flow throughout both residences, avoiding any jarring discrepancies. The final product reflects the client's initial vision perfectly – a pair of luxurious homes that feel connected yet distinct.

This focus on cohesion was particularly important given the client's initial intention to rent out the property. A unified aesthetic would ensure a consistent and appealing presentation for potential tenants. However, the project's undeniable quality has led the client to explore a new path – listing the house for sale. The luxurious design and seamless execution are sure to attract discerning buyers seeking a piece of Tewantin's premier real estate.





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