

# Rooms with a sweeping view

The all-important focus of the design of this contemporary residence was to capitalise on its breathtaking Sydney Harbour vista



When you're blessed with an 1782sq m block with sweeping views of The Spit and Middle Harbour, it is difficult to visualise how a house could match the natural beauty of its setting. However with its clever orientation and clean lines, this house more than lives up to expectation.

The owners wanted a practical, contemporary home with a focus on safety as they have young children, architect Yvette Olsen says. Once they had found the block with a dilapidated house, plans for demolition and a new house were underway – but not before an extended delay with council approval.

"Stormwater was a major issue. The house now has an over-the-top stormwater system under the tennis court. There are detention pits and water tanks; it's monumental," builder Chris Yuncken says.

Yvette says the design of the house was orientated around the sweeping views of the Harbour.

"We split the house into two half-levels. The idea was to work with the terrain of the site," she says. Harsh winds batter the site for much of the year so the new house design had to accommodate this.

"Having a sheltered courtyard in the middle of the design was the solution for the wind," Yvette says. "It then became an integral focal point."

The house is split into two pavilions; one is the bedroom wing and the other is the living wing.

"The eastern pavilion has the entertaining room, gym, sauna and three-car garage on one level. Above that is the kitchen, living, dining area facing across The Spit, making the most of the view," Chris says.

Five bedrooms make up the western pavilion; one of which is used as a study.

"The main bedroom has a large ensuite with a bath. It looks due south and at night you get a wonderful view of the city lights," Chris says.

## FACT FILE

**THE BRIEF**  
Build a family-friendly house with two wings positioned towards the view of The Spit

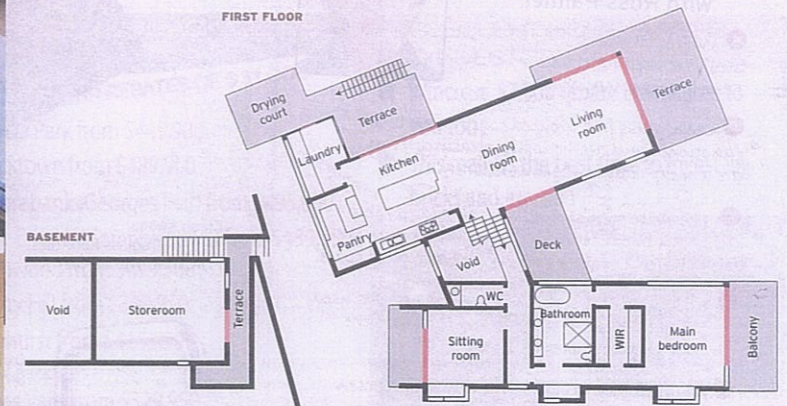
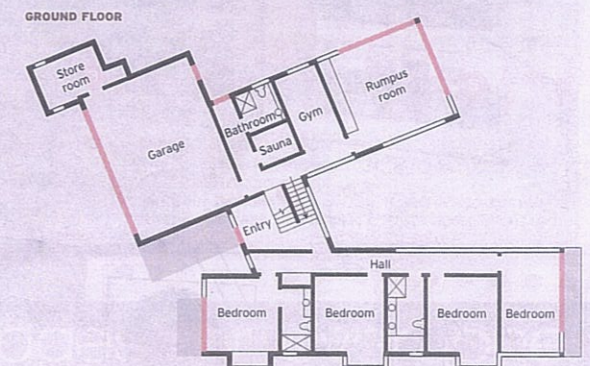
**THE BUILDER**  
Chris Yuncken, Yuncken Construction Group

**THE ARCHITECT**  
Yvette Olsen, Architects Johannsen + Associates

Photos: Michael Nicholson



A The three-car garage  
B The house is split into two pavilions  
C The stormwater system is situated underneath the tennis courts  
D Harbour views as seen from the living area  
E Double vanity basins and a frameless shower recess are a design statement in a bathroom that also has water views  
F A stone up-stand in the kitchen screens the work bench from the living area  
G The pool is located near the living area



A long, galley-style kitchen is the feature of the open-plan living area.

"The main living area is so big we needed to create some sort of definition," Chris says.

"The owners wanted a very open kitchen, but they wanted to protect the preparation area from view so there is a stone-upstand that screens the bench from the rest of the living area."

Travertine stone was used for the benchtop. It is teamed with Miele appliances, a six-burner cooktop and large oven. A scullery is hidden from view at the northern end of the kitchen, and it has a second sink, fridge and pantry.

"It allows you to do preparation work behind the scenes. It's also where the phone

and intercom systems are; it acts as a mini office," Chris says.

Outside, the existing swimming pool and tennis court were upgraded.

"There is a staircase leading from the kitchen to the pool area. The idea is if anything happened, an adult can race down quickly," Yvette says.

**Jenny Ringland**

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## CHRIS'S ADVICE

- Know your site before you submit your Development Application to council so there are no lengthy hold-ups
- When there are spectacular views, the general rule of orientating a house to the north-east can be ignored