



**MASTER
BUILDERS
ASSOCIATION**
OF NEW SOUTH WALES

Specialising in all areas of Residential Construction from New Homes to Renovations, Extensions, Townhouses & Multiunit Developments.

ABN 91 065 083 221

VANDA CONSTRUCTIONS

Welcome to Vanda Constructions.

Vanda Constructions has been established as a family owned business since 1994 and for over a decade has specialised in all areas of Residential Construction from New Homes to Renovations, Extensions, Townhouses & Multiunit Developments servicing all areas of Sydney.

We aspire to provide a standard of service that meets our client expectations and produce an end result of 'Quality without Compromise'.

We have a team of reliable and professional contractors many of whom have been working with us for more than 10 years in which are often praised for their perfection in workmanship.

Our recent client references and testimonials which are available for viewing are a true indication of our past commitment to ensuring high client satisfaction.

We are experienced in all areas of construction, licensed, fully insured and offer free quotations to suit all your construction needs.



RECENT PROJECTS Renovated & Newly built

- > **Greenwich**
Extensive federation style home alterations & additions completed in 2003 featuring on front of brochure.
- > **Artarmon**
Extensive style home alterations & additions completed in 2004.
- > **North Chatswood**
Extensive federation style home alterations & additions completed in 2005 which won the Willoughby Council Heritage Award 2008 for Alterations and Additions
- > **Wahroonga**
Extensive federation style home alterations & additions completed in 2007. An addition which resembled the existing style in every intricate way.
- > **Roseville**
A Luxurious two storey modern contemporary home completed in 2008. Design and quality of construction unlike ever seen before.
- > **Artarmon**
Major home alterations and additions along with extensive underpinning works due to be completed in 2009. A true measure of Vanda's capabilities.



Design & Construction SERVICES

- > Custom Built Quality New Homes
- > All Style Home Renovations & Extensions
- > Townhouses & Multiunit Developments
- > Minor Commercial Office & Industrial Developments.

RECENT PROJECTS Design & Constructed

- > **Artarmon**
8 three bedroom townhouses with basement parking completed in 1999 at a construction value of 1.6 million.
- > **Neutral Bay**
4 luxury three bedroom townhouses with basement parking completed in 2000 at a construction value of 1.2 million.
- > **West Ryde**
3 three bedroom Villas at a construction value of 1 million.
- > **Chatswood**
6 two bedroom units with basement parking completed in 2005 at a construction value of 1.2 million.

Build. License No. 58819C

P 9460 4774

F 9929 7544

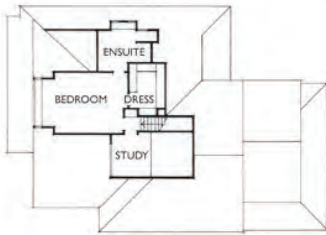
M 0419 627 284

vanda@vandaconstructions.com

71 Griffith Av Roseville Chase 2069



ALTERATIONS & ADDITIONS



FIRST FLOOR PLAN - NEW



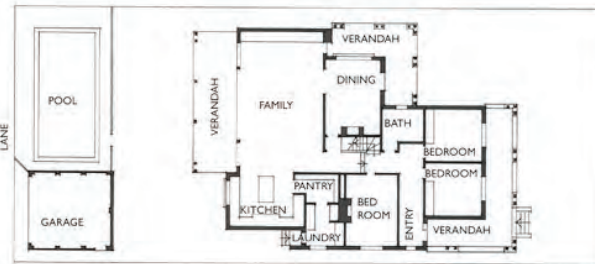
BEFORE



BROWN HOUSE NORTH CHATSWOOD

PROJECT TEAM

- OWNER: Paul & Julianne Brown
- ARCHITECT: Robertson & Hindmarsh Pty Ltd
- BUILDER: Vanda Constructions Pty Ltd
- ENGINEER: Ashby Doble Pty Ltd



GROUND FLOOR PLAN - NEW



GROUND FLOOR PLAN - ORIGINAL



The existing dwelling had a poor relationship to the sunny rear and side gardens and insufficient space for a growing family. However, the Federation bungalow had intact pressed metal ceilings, very decorative timber joinery and unique leadlight windows that were all extensively restored. The original front verandah had to be underpinned due to subsidence and tessellated tiles were added after its restoration.

The aim of the alterations and additions was to provide a family home with zoned spaces for adults and children and generous living spaces that flowed to private outdoor spaces with the addition of verandahs that provided covered outdoor living areas.

Additional spaces were added to the rear, side and first floor. The first floor addition – the parents' retreat – fits seamlessly into the building and is not visible from the street. The side addition appears to have always been part of the original dwelling. Elements of the existing dwelling (such as large timber verandah posts on tall piers, stonework, leadlight glazing, decorative ceilings, fluid Art Nouveau timber architraves, face brickwork and roughcast) were included in the additions and proportions of existing windows were replicated in the additions so that the new work is not obvious. The neutral exterior colour scheme did not detract from the original materials of brick, stone and terracotta tiles. On the other hand, the strong colours used in the interior enliven the spaces and give each of the rooms a specialness in keeping with its past history. The garden was landscaped and planted with appropriate species for a Federation house, including a large palm tree in the front garden. The garden, laundry and toilets are watered by a new underground storage tank.

This project resulted in the extended dwelling enhancing the streetscape of the North Chatswood Heritage Conservation Area in which it is located and provided a very liveable house for a young family.

Build. License No. 58819C



FACT FILE

THE FAMILY

Adam Byak and Lisa Annese and their children Gabby, 11, Juliette, 9, and Christina, 4

THE BRIEF

To build a hi-tech family home that makes the most of its natural attributes

THE ARCHITECT

Hobbs Jamieson Architecture

THE BUILDER

Vanda Constructions

A The innovative box-like design sits in the middle of the block **B** Lisa Annese and Adam Byak **C** At the centre of the house is the kitchen **D** The new driveway provides a neighbour buffer **E** Airflow is increased with louvre windows **F** Lisa chose all the bathroom fixtures and fittings **G** The main bedroom **H** Doors opening onto the outdoor area add another dimension to the open-plan living space

Clever thinking

Being butted up against a neighbour's property created light and privacy

It does not take a genius to understand why this family decided to build a new home rather than move. After living in a small house that was “falling to bits” for a few years, owners Lisa Annese and Adam Byak weighed up their options. Their house was positioned next to a reserve in a quiet street close to an arterial road in Roseville, and they loved their neighbourhood, which was scattered with families.

It was the kind of street where children could play in relative safety and the family's “free range” rabbit would be returned if it managed to escape the yard, so they were reluctant to move on.

“Everyone here knows each others’ children and they all play together. Once you have lived here, it would be very hard to leave,” Lisa says.

However, after consulting architect Adam Hobbs from Hobbs Jamieson Architecture, they realised that renovating might not be the answer.

Smart move

The old house was butted up against its southern neighbour. This gave the occupants little access to natural light and little privacy for anyone either side of the fence. Knocking the old place down and starting from scratch opened up the possibilities in more ways than one.

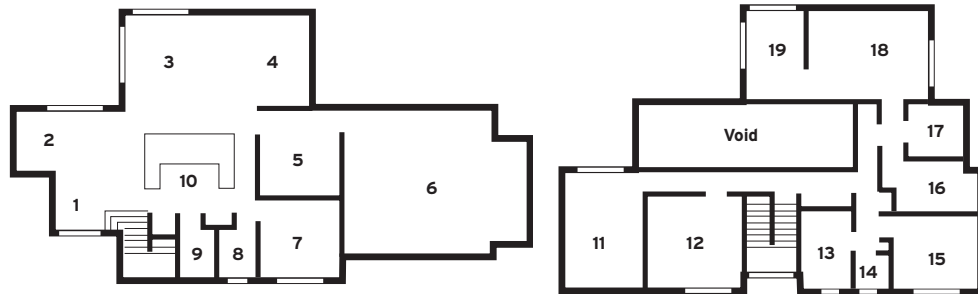


“We could re-position the house on the block, because it was on the wrong side,” David says.

In a street dominated by two-storey Federation houses, however, Adam's design was a bold move.

Placing the house in the middle of the block, he opted for a series of timber clad “boxes” over two levels. This would give David and Lisa plenty of solar access from the north overlooking the reserve as well as an attractive driveway on the southern side to create a buffer between them and their neighbours.

Given its contemporary feel, Adam anticipated delays with council, but it was approved in three months. He puts this down to the pre-DA (development application)



GROUND FLOOR 1 Entry 2 Sitting room 3 Dining 4 Living 5 Laundry 6 Double garage 7 Study 8 Toilet 9 Pantry 10 Kitchen
FIRST FLOOR 11 Bedroom 12 Bedroom 13 Bathroom 14 Toilet 15 Bedroom 16 Ensuite 17 Walk-in robe 18 Main bedroom 19 Study



outside the square

issues, but the location was perfect. Cue an innovative solution with legs

meetings now available at many Sydney councils, where possible areas of dispute can be ironed out before the lengthy and costly process of approval has begun.

“Council liked the project, but they said we needed to present a strong case for the aesthetic of the project because it was not a double-storey Federation like all the others,” Adam says.

“The presentation of that brief came back to the passive environmental attributes of the site.”

Material choices

Apart from opening the northern side of the house to the sun, Adam has taken care in his choice of materials, using Australian timbers inside and out. In addition, the paints and carpets all have low VOC (volatile organic compound) emissions, which creates a healthier indoor environment. Energy-efficient fluorescent lighting with dimmers has also been installed.

With the kitchen at the centre of the design, Adam used the natural contours of the site to create different living zones while maintaining an open-plan design.

“With open plan, people picture one big space with everything in it, but even changing the level makes a difference,” Adam says.

This works just as well for entertaining as it does for everyday family living.

“It was one of the driving principles – that ability to stand in the middle of the house and be in contact with anyone in the house,” Adam says.

Given they have their own post-production company, Lisa and David paid particular attention to new technology. The house has been wired for sound as well as media access and networking throughout.

“We have prepared the house so the girls can do their university degrees at home if they want,” Lisa says.

To make the renovation process a little easier for all concerned, everyone had specific areas of expertise. David took charge of lighting, media and entertainment, which includes a large screen that descends automatically from the ceiling in the living room.

Lisa focused on appliances, fittings and fixtures in the kitchen and bathroom.

“I notice different things to David, which is why demarcation worked well. We were lucky the things we cared about, the other was happy to let go,” Lisa says.

All decisions were made prior to the start of building work and included in the specifications so that Lisa and David knew exactly how much it would cost.

Now they have an environment where the kids can be playing video games in the living room while adults can enjoy their own music directly outside.



Spirit levels

But this house is not just about interior spaces.

Given the block drops away from the street, Lisa and David were keen to have a flat grassed play area. Adam says this was the hardest part of the job.

After an 11-month building process, David and Lisa are delighted with their new residence.

The design works so well that every part of the house is used and there is no longer a sense of living in their neighbour’s pocket.

David and Lisa have also retained the sense of community they so loved, which is just as well.

The rabbit still manages to get out. ■

Robyn Willis

● MORE INFORMATION **Hobbs Jamieson Architecture** 9948 3807, hobbsjamieson.com.au
Vanda Constructions 0419 627 284

FACT FILE

THE BRIEF

To transform a simple 1950s brick home into a dwelling suited to the needs of a modern family

THE FAMILY

Vinko and Vera Andrijic and their children Adam, 29, Danielle, 26, and Melanie, 13

THE ARCHITECT

Adam Hobbs, Hobbs Jamieson Architects

A Vera and Adam Andrijic **B** The central timber and glass staircase **C** The front of the house was repositioned **D** Deep eaves provide shade **E** The bathroom **F** The main bedroom **G** Quality finishes are visible in the new kitchen



Success is a family affair

With various relatives offering their unique skills and input, this Roseville residence reaps the benefits of going that extra mile

Strange things happen during a financial crisis. The situation in the building industry was looking a little bleak this time last year with tradesmen touting for work for the first time in years. Anyone selling a house will also recall prices dropping all over Sydney as prospective buyers worried if they would still have a job in six months' time.

It was in this climate that Vinko and Vera Andrijic bought a 1953 red-brick house on a 713sq m block in Roseville Chase on Sydney's North Shore.

A well-regarded builder, Vinko says his plan was to renovate the house to sell. But the economic downturn changed that.

"The situation changed and the down market hit so we geared ourselves up to live here," he says.

"With the economic downturn, we thought maybe the return at that point was not going to be as good."

However, they began to realise that the

house had a lot to offer them as a family. Already residents in the suburb, Vera says they were well aware of the advantages of living in the area.

"We were looking in other areas, but these were really over priced," she says.

"Roseville is close to the city and I spend a lot of time in Chatswood. It is convenient for public transport and schools."

Great expectations

Before they decided to keep the house for themselves, Vinko had already contacted architect Adam Hobbs for some design advice. The pair have worked together on other projects before so they both approached the job with a mix of knowing the practicalities and high expectations.

"The original idea was something fit for the market with the downstairs area opening up to the backyard," Adam says.

"We did not want a big backyard and we had a few discussions with council about

the carport. [We were] advised to keep it reasonably open."

While the decision to make the house their home did not overtly affect the design, Vinko says it did alter the level of finishes they installed.

"You spend a lot more money when it is for yourselves," Vinko says.

"It was mainly about selection of PC [price cost] items and the hardware."

Positioned on a corner block, the first change was to face the entrance on to the quieter side of the street, which had a wider frontage.

"The way the house presented to the corner was weak," says Adam.

"Putting it here allowed us to do a nice big open entry with a single-storey rectangle at the front."

The new entry effectively brings visitors into the middle of the house with the original rooms, new kitchen and meals area to the right and the expansive new

open-plan living area to the left.

Part of the large original pool was reclaimed to make way for a carport that was stylish enough to double as an additional entertaining area while still leaving plenty of water for the family to cool off in.

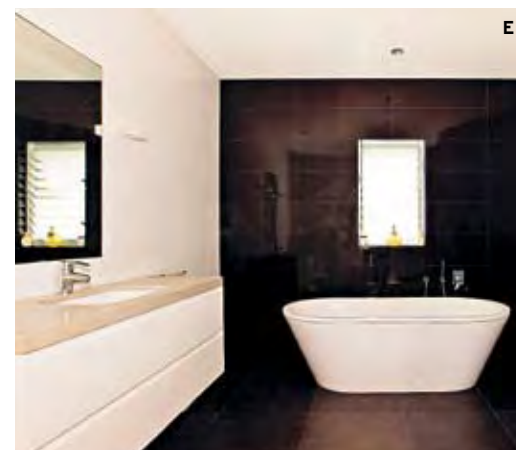
The centrally positioned glass and timber staircase leads upstairs to four new bedrooms, including a main bedroom suite, as well as comfortable rooms for their son Adam, 29, and daughter Melanie, 13.

Other daughter Danielle, 26, recently married and moved to western Sydney.

An open-plan office with room for two overlooks the stairs and the living area below.

Sun protection

With street frontages to the east and south, Adam had to work out the best way to protect the west-facing living area from the harshest sun while bringing in as much light from the north without impacting on the privacy of the nearest neighbour.



"We had to be careful with privacy, but we worked around it by installing 'tree outlook' windows so you don't see the neighbours or the services to the side," Adam says.

The tree outlook is a high and long window with views of the treetops. This was in addition to floor-to-ceiling windows in front of the stairwell, which effectively floods the downstairs space with light.

To control the western light, Adam specified deep eaves into the backyard space. In addition to the carport and some adjustable blinds, it limits the impact of the worst of the western sun.

Although the new work is a significant change from the original house, the Development Application sailed through council, much to Vinko's delight.

"Adam's brief to council must have been good, because it was approved in five weeks," Vinko says.

Adam says the process was fast tracked by having a pre-DA meeting and a full understanding of the local development control plan.

"It is like dealing with any council – if you can establish a reasonable argument, they will listen," Adam says.

"I think it is about keeping it simple but backing it up the modern ideas."

Vinko asked his son Adam to be foreman for the 10-month building process, with

architect Adam consulted by phone every now and again. Being foreman on the house that you will be living in gave Adam the opportunity to customise the new work to suit his own ends. In particular, he extended the wiring to include outlets for an outdoor television, which can be viewed from the entertaining area and the pool.

The barbecue was also a family affair, with Vinko's brother lending a hand to install a unique gas and heat beads configuration.

Vinko says working with family is nothing new and each member brings their own expertise to the site.

"Structurally I am fairly confident, but Adam gets more involved in the wiring so he has more control in the fixtures part of the project," Vinko says.

Son Adam clearly enjoyed the chance to add his own little extras.

"Because you are on site, you can deal with the electrical stuff," he says.

"It is giving it that extra edge so if we want to sell the property it will stand out." ■

Robyn Willis

● **MORE INFORMATION**
Hobbs Jamieson Architects
 9948 3807, hobbsjamieson.com.au
Vanda Constructions 9460 4774,
 vandaconstructions.com

GET THE LOOK

OLD-FASHIONED STYLE

The owners have chosen a neutral colour scheme for their home, which makes it easy to mix and match accessories. Items such as their patterned cushions and the printed table lamp with mirrored base add interest to the room and are easy to change if you tire of them. For something similar try this Daria buffet lamp in chrome with a white floral shade from Beacon Lighting. It is priced at \$129 and is also available in black and as a table lamp.

● **MORE INFORMATION**
Beacon Lighting, 1300 232 266,
 beaconlighting.com.au

TAKE A SEAT

Adding bar stools to the kitchen bench, such as the owners have here, is a great way to create a casual entertaining space. The black and chrome stools provide a monochromatic look against the stark, white bench. Matt Blatt has a range of stools for a similar look. The Carreras bar stool is \$395.

● **MORE INFORMATION**
Matt Blatt, 1300 628 825,
 mattblatt.com.au

