

RUGGED



BEAUTY

The ebb and flow of the tide and all that it reveals was the inspiration behind the design of this dwelling in picturesque Tasmania

WORDS CARROL BAKER PHOTOGRAPHY ANJIE BLAIR





This is an architect's own family home that's located on top of the world. Well perhaps not quite, but taking in the incredible views beyond its borders, you'd be forgiven for thinking it was. This home and its location spell "wow". The block borders the Port Sorell estuary to the north, it's surrounded by lush private farms and bush, with Narawntapu National Park beyond.

Architect Jaron Coward from Starbox Architecture purchased the property with its existing two-bedroom shack and granny flat. The initial plan to renovate was thwarted; there wasn't much to work with, so the home was razed and they began with a clean slate.

Jaron says the house was designed around the notion of "rugged luxury", a term derived from its unique location. "When the tide is out, the raw and rugged landscape is exposed while it is the direct opposite when the tide is in," he explains. "An expansive body of water fills the estuary to provide a beautiful, clean, reflective landscape."

In order to maximise water views, there was only one way to go — up. The home sits

proudly on three levels, with five bedrooms to accommodate Jaron and his wife and four children. Each bedroom has built-in robes and desks, there's also a study, a handful of bathrooms and powder rooms, and loads of open-plan living spaces, as well as a rumpus and separate studio with bathroom and garage.

The main bedroom has curved walls, limestone and timber finishes, raked ceilings and a ringside seat to the beautiful vista beyond its floor-to-ceiling windows. Jaron says it has the best view in the house. "We were limited in size, so we had to be clever in making the space feel large, luxurious and special," he says.

There are many standout features to this dwelling. To maximise height, the entry is lower than the main floor level. It's connected to the double-height stair void, with an 11m-long skylight above. Biophilic design is evident throughout. In the kitchen, which features a limestone and spotted gum palette, the large expanses of glazing invite the outside in. "The island bench curved ends improve circulation and flow as well as providing an area for an integrated casual dining space," says Jaron.

A 50-year-old umbrella tree serves as a focal point within the house. Jaron says a

EDITOR'S FAVOURITE

The attention to detail in curating organic materials that link it to its location, such as the cream limestone from WA that was chosen to reflect the colour of the sand on the surrounding banks and beaches

ABOVE

A home that speaks to the very heart of family living, there are places to gather together and make lots of lasting memories

DETAILS

HOUSE The Milldam

LOCATION

Point Sorrel, Tas

INITIAL BUDGET

\$1.5 million

FINAL COST \$1.7 million

DATE COMMENCED

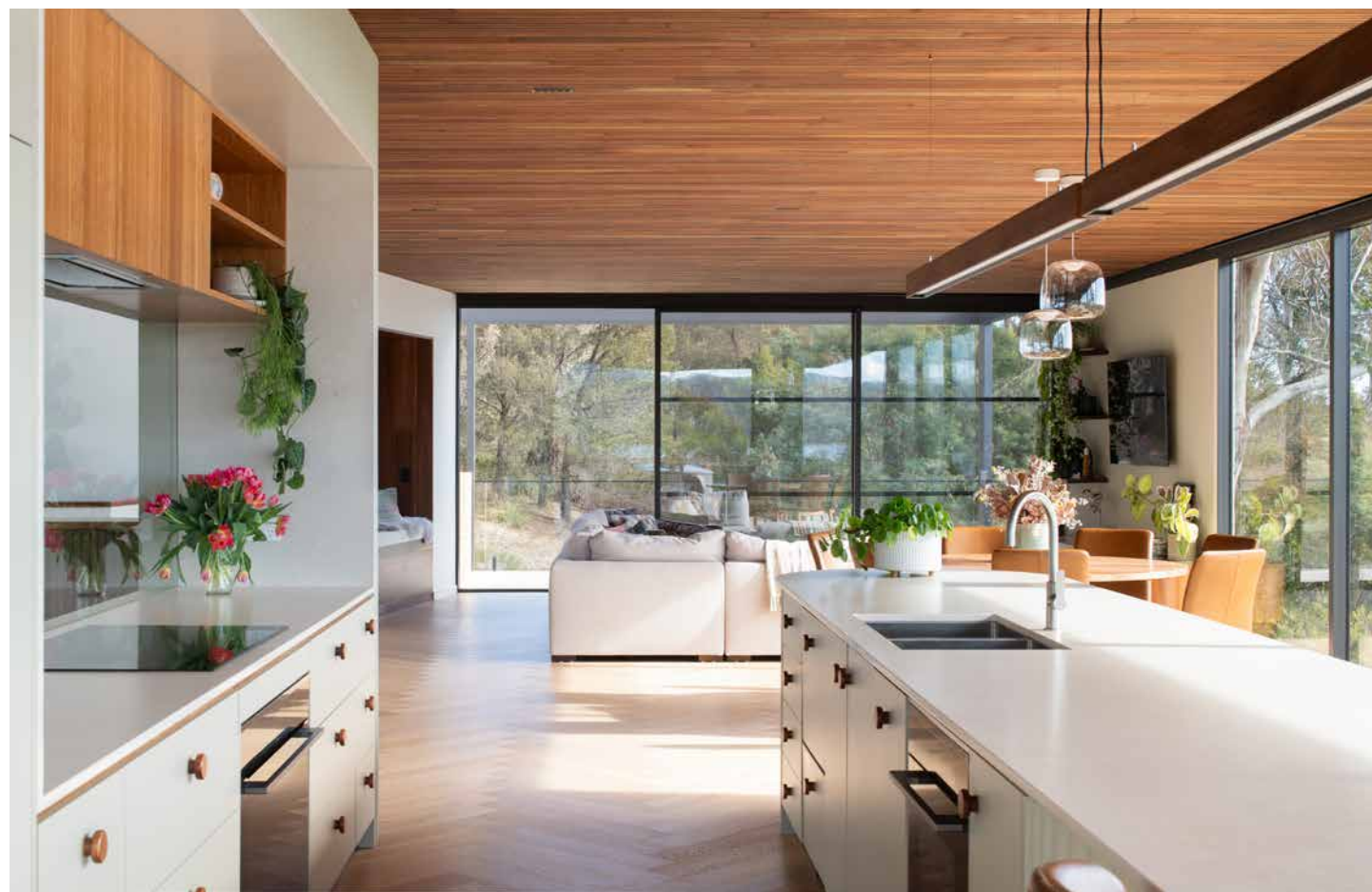
November 2021

DATE COMPLETED

May 2023







void was cut in the upper floor level to reflect the size of the garden bed to allow the tree to grow upwards towards the skylight. “This brings natural light into the centre of the home and also enables interaction between levels,” he notes. Outdoors, a stepped walkway winds around the home, taking you on another compelling journey.

The home boasts many eco-friendly measures including water storage, sustainable material choice and solar.

There were a few trials associated with the project. The 2049sqm parcel of land was within a Rural Resource Zone, meaning the house had to be associated with running a farm. Because there was already a house built there, they nimbly sidestepped the rule, but the home could only extend to the footprint of the original dwelling. Fortunately, the existing residence had a large verandah, so there was plenty of scope.

Then during construction, Jaron also learned the site was at the base of a solid rocky outcrop. “The rock was solid basalt and did not have any fissures, which meant there had to be compromises of building location and floor heights,” he recounts.

The location of the site is what makes this project exceptional. Jaron says the views of the Panatana Rivulet, Port Sorell Estuary and the Narawntapu National Park beyond are expansive. “We often see flocks of black cockatoos, sea eagles and albatrosses flying at eye level due to the elevation,” he explains. “The amazing sunrises over the Asbestos ranges and the bright pink sunsets in the west also seem to reflect off the eastern ranges.” 🌿

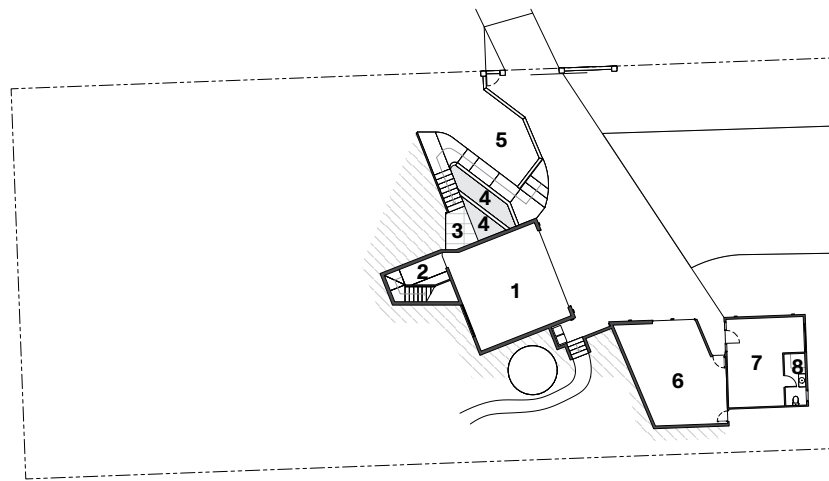
WE LOVE

The walk-in pantry hidden behind a spotted gum door

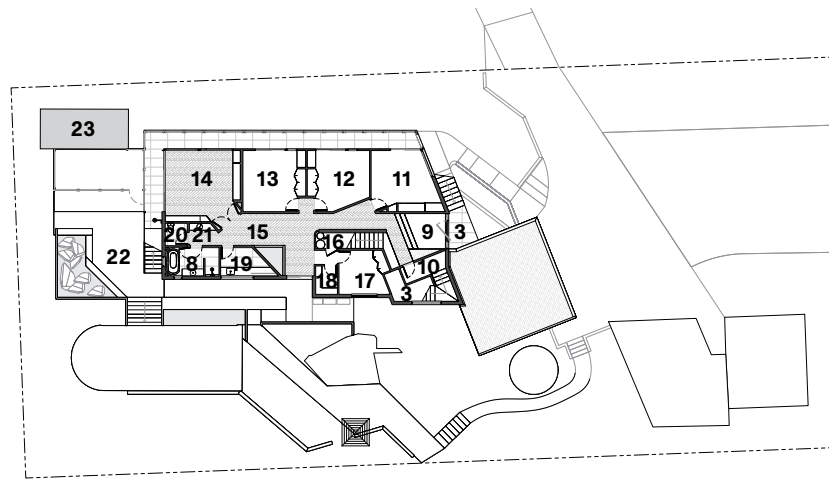
ABOVE

The kitchen has a commanding presence, the soft organic curves are a feature element

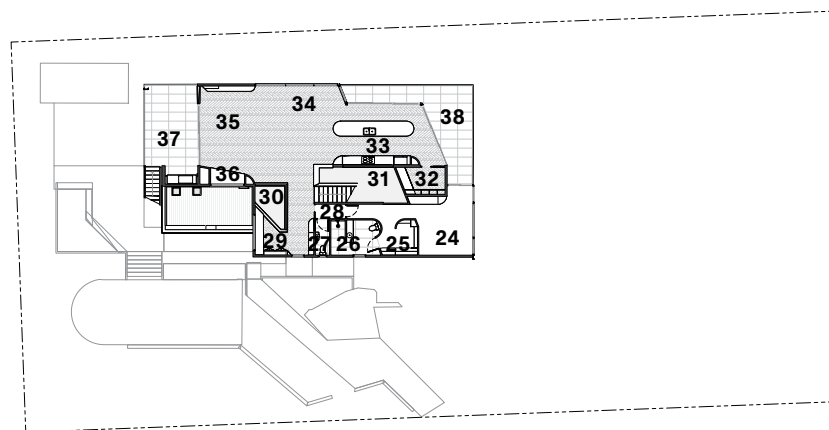




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

- | | |
|-------------------|---------------------|
| 1 Garage | 20 Toilet |
| 2 Mudroom | 21 Preparation area |
| 3 Entry porch | 22 Patio |
| 4 Garden bed | 23 Swim spa |
| 5 Garden | 24 Master bedroom |
| 6 Garage | 25 WIR |
| 7 Studio | 26 Ensuite |
| 8 Bathroom | 27 Powder room |
| 9 Entry | 28 Airlock/hallway |
| 10 Garage stairs | 29 Study |
| 11 Bedroom 1 | 30 Void |
| 12 Bedroom 2 | 31 Stairwell |
| 13 Bedroom 3 | 32 Butlers' pantry |
| 14 Rumpus | 33 Kitchen |
| 15 Hallway | 34 Dining |
| 16 Plant room | 35 Living room |
| 17 Bedroom 4 | 36 Daybed |
| 18 Linen cupboard | 37 West balcony |
| 19 Laundry | 38 East balcony |

PROJECT TEAM

ARCHITECT AND INTERIOR DESIGN
Starbox Architecture, starbox.net.au
BUILDER ET Constructions
LANDSCAPE ARCHITECT SBLA,
sbla.net.au

STRUCTURAL TEAM

Engineer Jarred Allen

SERVICES

Lighting design Decrolux

FIXTURES & FITTINGS

Roofing products Lysaght Klip-Lok and Trimdek
Timbers Mortlock Timber
Windows and doors Rylock
Cabinetry Laminex Bayleaf
Oven and induction cooktop Electrolux
Rangehood Schweigen
Integrated refrigerator, dishwasher, microwave
Fisher & Paykel
Benchtops Adamina Caesarstone
Switches and GPO Clipsal Iconic
Skylights Attite
Swimspa Sapphire Spas
Vanities Custom with Nood Concrete basins
Tapware Greens brushed nickel
Tiles Entiva sand mosaic windmill
Bath Bahama

OPPOSITE ABOVE

It's a well-thought-out design with plenty of space

