



Mary River Residence



Designed by Metcalfe construction this 305m² two storey home takes in the most of what the Mary River has to offer but this build also offered a number of construction challenges an extreme slope, a noisy road corridor and situated in a bushfire zone just to name some of what we encountered.

Special design considerations were made for sound insulation requirements for a residential building inside a traffic noise corridor. Planning relaxation was obtained to construct the building to a height so that the slope on the ground was overcome. This site was subject to BAL29 bushfire zone, so design considerations were made to comply with bushfire construction regulations, which included toughened glazing and fire ember attack prevention.

In terms of layout, the ground floor level consists of garage; laundry, study, media room, and bedroom 4, along with open plan living area, adjoining dining and kitchen with a magnificent 42m² balcony.

The first floor accessed by staircase includes a generous master bedroom with ensuite and private upper balcony, bedroom 2 and 3 and central bathroom.

This building is cladding with Scyon Stria, Matrix with render and stacker stone features. This house harmonises with its environment, creating a relaxed, peaceful setting.

Client	G L O'Connell
Location	138 Gayndah Road Maryborough
Architect	Design and Construct Metcalfe Constructions
Engineers	Cardno
Project	305m ² 2 Storey Cladded House
Contract Value	\$ 360,000.00
Completed	May 2015

