KA-IA
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INTERIORS | ARCHITECTURE

230 Apollo Bay Road, Apollo Bay, Bruny Island

Proposed new dwelling

Architect's statement on external material selection

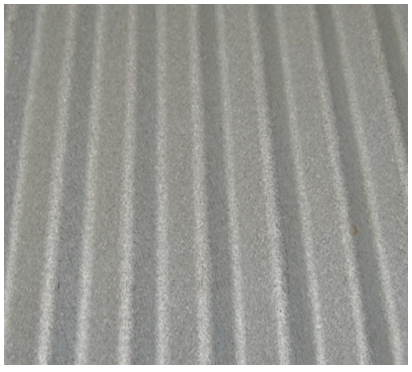
01 Dwelling design + siting

The proposed development is a new double-storey dwelling, articulated as a single rectangular volume with a roof that pitches up along the long length from east to west. The ground floor is split-level, stepping with the natural contours of the site. The narrow elevations address the road and the water and the roof pitches down toward the Apollo Bay Road frontage, keeping the built form low and recessive where it meets the street.

The dwelling sits within an established stand of native eucalypts and will be read predominantly beneath and between the existing tree canopy. This close relationship — canopy above, trunks alongside — has been the starting point for the external material palette, which has been selected as a quiet, tonally matched response to the surrounding bush.

02 Primary external material — Lysaght Zincalume®

The principal external material for both walls and roof is Lysaght Zincalume® in a corrugated profile (Custom Orb). It has been chosen for the strength of its fit with both the natural and man-made character of the site, and for the soft, recessive quality it carries when read against a bushland and coastal backdrop.



Zincalume — off the shelf

Zincalume — in situ

Zincalume colour when weathered

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03 Natural context — tonal and rhythmic alignment with the bush

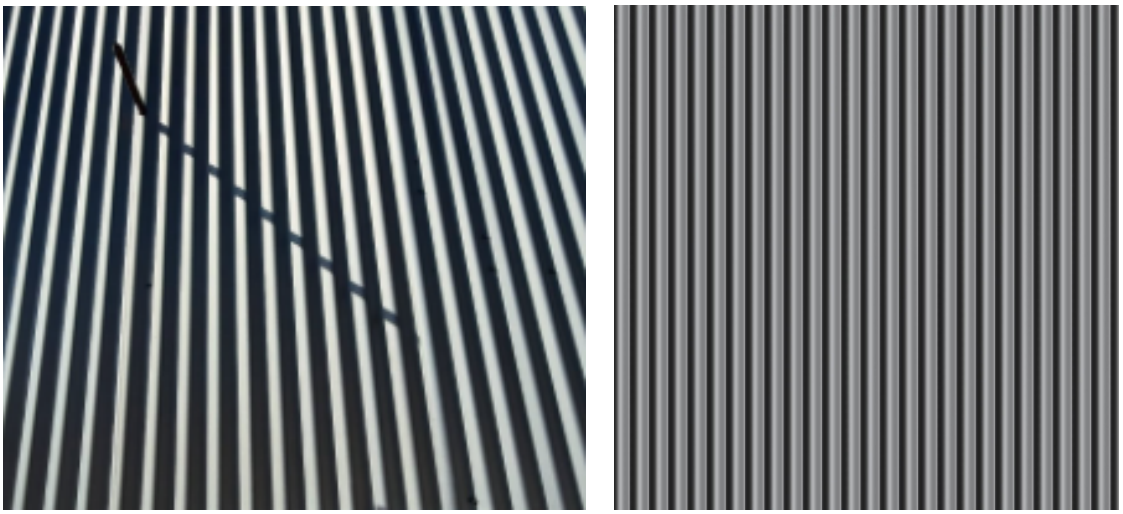
The dominant tree species on and around the site are Eucalyptus pulchella (White Peppermint) and Eucalyptus ovata (Swamp Gum). Both carry light, matte grey trunks — the mid-to-pale grey that is characteristic of North Bruny's bushland. The Zincalume Custom Orb cladding has been chosen to hold this same tonal register: a soft, matte grey that reads as continuous with the colouring of the surrounding trunks, rather than as a distinct built element set against them. The aim is for the built form to recede visually within the landscape rather than assert itself against it. The pale, grey of weathered Zincalume is directly analogous to the bark colouring of the surrounding eucalypts – a considered, site-responsive choice that will assist the dwelling in reading as an integrated element of the woodland rather than a contrasting object within it.

Eucalyptus pulchella.

Trees on subject site

Tree trunk detail

The corrugated profile is equally deliberate. Its strong vertical rhythm echoes the verticality of the surrounding eucalypt trunks, reinforcing the visual continuity between building and landscape. Seen through and between the trees, the fluted cladding reads as a further grouping of slender, upright elements rather than as a single smooth plane — the dwelling is intended to recede into, rather than announce itself against, the bush. The corrugations also break the external surfaces into fine, shadow-striped vertical bands. Under the dappled light that reaches the site beneath the canopy, this micro-articulation dissipates any perception of surface glare, keeping the building's overall reading soft and low-contrast.



Light and shadow of Zincalume Custom Orb

04 Local context — the island's rural vernacular

The proposed cladding also draws on the broader agricultural vernacular of Bruny Island, where modest corrugated outbuildings are a familiar part of the rural landscape. These structures sit comfortably in their settings precisely because their surfaces have softened over decades into the quiet palette of paddock, scrub and coastal light. The new dwelling is intended to inherit this same quality of understated, weathered-in presence — contemporary in form, but continuous with the built texture of the island.

Corrugated metal-clad rural outbuilding, Bruny Island

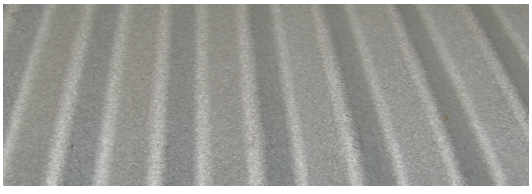
Weathered corrugated cladding in a bush setting

05 Weathering and finish

New Zincalume is produced with a matte aluminium-zinc coating. It is not a polished or coated surface: off the shelf it reads as a soft, uniform grey, and it dulls further over time into a muted, matte, light-grey patina. In the exposed coastal conditions of North Bruny — with prevailing salt-laden air, sun and rain — this weathering typically occurs within the first one to two years of completion.

The patina is not a degradation; it is an intentional part of how the material performs. It forms a stable, self-protective surface that deepens the soft, matte grey tone described above, and the finish is carried consistently across walls and roof so the building reads as a single, calm volume rather than a composition of contrasting surfaces.

A key consideration in the selection of Zincalume was its low-reflectivity performance in this weathered condition. The aged material presents as a flat, diffuse, pale grey tone – consistent with the colour palette of the surrounding eucalypt landscape. Unlike painted metal or polished finishes, weathered Zincalume absorbs and scatters light rather than reflecting it. The corrugated profile further reduces any directional reflectance, as the curved surface breaks up any specular light response across its face. The material is distinctly different in character from coated or mirror-finish metals and should not be considered in the same category for the purposes of reflectivity assessment.



New Zincalume

Weathered Zincalume – matte, uniform grey

06 Screening from public views

The site is generously treed, with established native vegetation along the road-facing (eastern) and northern boundaries. These established eucalypts and their understorey will continue to substantially screen the dwelling from public views along Apollo Bay Road and the adjacent service road.

The building's own composition reinforces this. The short, narrow elevation addresses the street, and the roof pitches down toward Apollo Bay Road, so the publicly visible face of the dwelling is deliberately the lowest and smallest. The longer, taller elevations sit parallel to the road and are therefore seen obliquely, through layers of trunks and canopy, rather than presented frontally to passers-by.

07 Landscaping

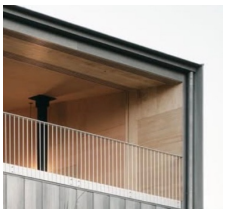
The landscaping proposed around the dwelling will be constructed predominantly from natural materials – principally timber and stone. This treatment will further integrate the built form into its setting, softening the building's edges and grounding it within the existing vegetation. The use of natural, textured landscape materials reinforces the low-key, site-responsive character that underpins the overall design approach.

08 Supporting material palette

The Zincalume Custom Orb cladding and roofing is complemented by a consistently muted supporting palette, selected to reinforce the quiet, tonal reading of the building:

- Window frames in natural anodised aluminium (light, matte grey), sitting quietly within the cladding plane.
- Balustrades and minor external building surfaces in a light grey paint finish, chosen to tie in with the weathered Zincalume tone.
- Many of the interior faces of the exterior walls and ceiling surfaces are proposed in timber. These warm internal surfaces will be visible through the expansive glazing at both the road-facing and water-facing ends of the building, softening the overall impression of the dwelling when viewed from outside.
- Landscape and paved elements in weathered spotted gum (timber) and local stone
- Compacted gravel paths and vehicle stand in Tassie Gold (7mm)

Zincalume Custom Orb



Balustrade + timber walls

Landscaping elements

Paving

09 Summary

Taken together, the external material strategy produces a dwelling that is tonally matched to the trunks of the surrounding gums, rhythmically aligned with their verticality, drawn from the understated vernacular of the island's rural outbuildings, and substantially screened from public view by the established bush. The result is a contemporary form that is designed to sit quietly within its setting — a calm, matte, grey volume that settles into the landscape rather than contrasting with it.