

# COMMUNITY CRAFTED FOR MODERN RETIREMENT LIVING

**DEVELOPER** : Principle Living  
**ARCHITECT** : SDA Architect  
**CONSTRUCTION VALUE** : \$69.5 million

Blueheath at the Bower by Principle Living is an architecturally designed precinct that support residents' retirement and downsizing aspirations. The project delivers 112 villas across seven stages, alongside a community centre with bowling greens, pool and workshop spaces. Residents can enjoy the tranquillity of landscaped recreational areas, and homely interiors design with aging-in-place principles.

**Set against the natural surrounds of Medowie State Forest, Principle Living's Blueheath at The Bower is redefining what boutique retirement living can look and feel like.**

Comprising 112 architecturally designed villas within a master-planned village, Blueheath has been shaped around an aging-in-place philosophy that blends built-form design with an integrated wellbeing model. "Our vision has always been to create vibrant, connected communities where residents can enjoy beautiful homes and a lifestyle that truly supports their retirement journey," said David Kelly, Operations and Sales Manager at Principle Living.

Design was central to achieving that vision. The master-plan links villas through generous green corridors and level pathways, encouraging outdoor movement, social interaction and intuitive wayfinding.

Homes are fully adaptable, step-free and designed in line with liveable housing and dementia-friendly principles, allowing residents to remain in their homes longer as needs change.

At the heart of the village sits a contemporary community centre that functions as a social anchor. With a heated indoor pool, gym, multi-purpose spaces, bowling green and lounge areas, the facilities support both active lifestyles and quieter moments of connection.

"We wanted the village to feel open and breathable, not dense," David explains. "The green corridors and shared spaces help people naturally come together while still having privacy."

A defining feature of Blueheath is Principle Living's proprietary My Retirement service model, which integrates concierge-style support, social connection, wellbeing programs and care navigation. "Moving into retirement living can feel overwhelming," David said. "My Retirement helps residents settle in, stay socially connected and access care when needed, without losing their independence."

This approach is reinforced by the inclusion of a dedicated Care Hub, designed to accommodate an onsite homecare provider, including capacity for overnight staff and end-of-life care support. The aim

is to reduce the need for premature transitions into residential aged care and enable residents to remain in familiar surroundings.

Sustainability has also been embedded into the development through both environmental design and long-term liveability planning. Solar panels installed on villas and communal buildings help offset energy use, while water tanks support landscape irrigation and reduce demand on mains supply.

Passive design principles, including building orientation and shading, maximise natural light and cross-ventilation, enhancing comfort while reducing reliance on artificial heating and cooling. Material selections prioritise durability and thermal performance, supporting energy efficiency and lowering maintenance demands over time.

Landscaping features drought-tolerant planting, mulching, and water-wise irrigation systems, ensuring the grounds remain attractive while minimising water use. Energy-efficient lighting and appliances further contribute to lower operational costs. These measures not only reduce the environmental footprint of the village but also help manage ongoing living expenses for residents, supporting affordability alongside sustainability.

Equally important is the sense of community that has already formed within Blueheath. Regular social events, group activities, and shared spaces encourage residents to build friendships and remain active. The design intentionally balances private living with opportunities

for casual interaction, supporting mental wellbeing as much as physical health.

Beyond lifestyle outcomes, the project has delivered tangible regional benefits. Construction of the \$69.5 million development supported an estimated 40 full-time equivalent jobs per year during delivery, while local consultants and trades were engaged across civil, architectural, landscape and services design.

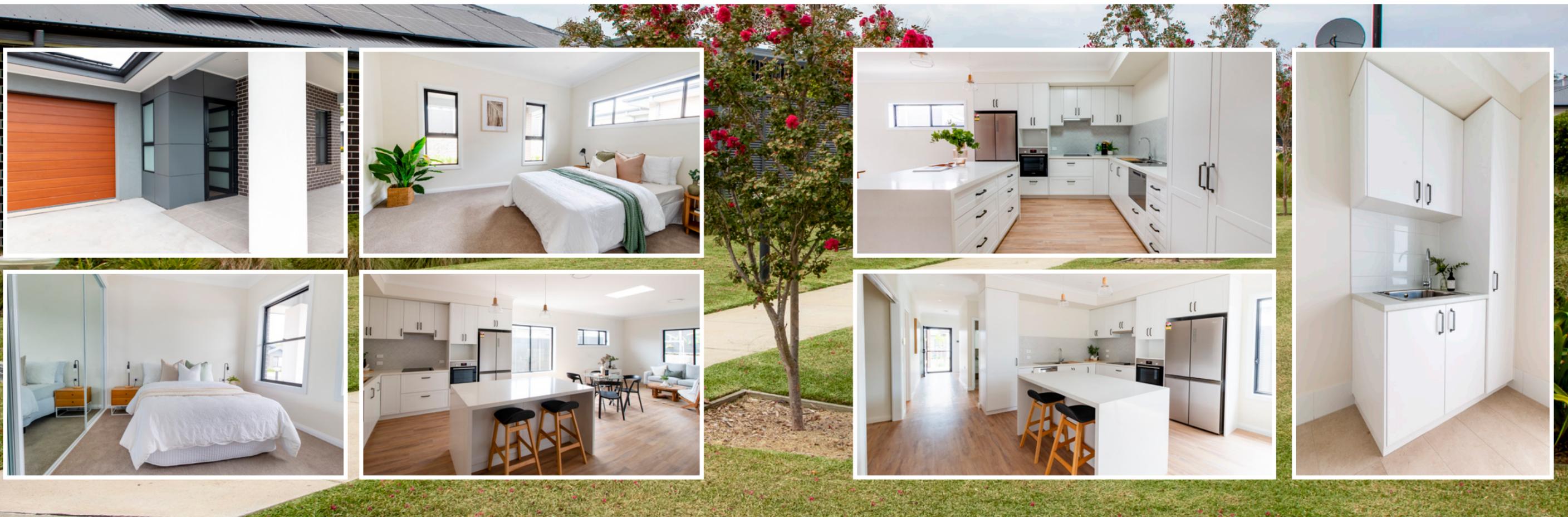
Blueheath's success lies in how seamlessly it connects design, services and community. "It's not just about the homes," David explained. "It's about creating a place where people feel secure, supported and genuinely part of something, and that's what we're seeing here every day."

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**Below** Elite 1 Painting delivered consistent, high-quality finishes across the multiple staged Blueheath at the Bower, using high performance Wattyl products.

**Below** Inovative Interiors delivered practical, durable kitchens and laundries across Blueheath villas, balancing style, functionality, and coordination.



## PRIME PERFORMANCE ACROSS A MULTI-STAGE DEVELOPMENT

Achieving a consistent, high-quality finish across a multi-stage residential development requires disciplined coordination, reliable execution and a contractor capable of performing under variable site conditions. At Blueheath at the Bower, Elite 1 Painting delivered a comprehensive internal and external painting package for the villas that played a defining role in the project's visual cohesion and long-term durability.

"The scope of works for us was all external painting, garages, and all interior painting works," explains Danny Milinkovic. This broad scope allowed Elite 1 Painting to maintain visual consistency across the project, ensuring a cohesive finish throughout the development.

Rather than over-complicating the specification, the focus was on durability and quality rather than overly complex paint systems. "Everything was pretty standard, but we went higher grade in the quality of paint that we used," Danny said. The team applied Wattyl products throughout the development, supporting a long-lasting finish suited to residential environments.

As with many large-scale projects, staging and weather presented challenges during delivery. "Stages two and five were the biggest

challenge because we had to work through floods and heavy rain," Danny explained. Careful sequencing and flexibility were essential to keeping works on track while maintaining finish quality.

Beyond technical delivery, collaboration on site proved to be a highlight. Milinkovic credits the working relationship with the project team for helping ensure smooth progress. "Working with Dave and Chris has been unreal," Danny said. "They understood everything, and when we needed to adjust things or do something differently, they were open to listening so we could deliver the job."

"Blueheath was a pleasure to work with, solutions-focused, well-coordinated and seamless from start to finish. There were no headaches, just a shared commitment to getting it right," said Danny. "This project simply wouldn't have reached the standard it did without the opportunity to work alongside a construction leader like Patterson Building Group and their exceptional management team, across every stage of the build."

For more information contact Elite 1 Painting, phone 0415 127 733, email elite1painting@hotmail.com, website www.elitepainting.au

## KITCHENS AND LAUNDRIES DESIGNED FOR COMFORT AND LOW MAINTENANCE

At Blueheath at the Bower the interiors of each villa play a vital role in supporting comfortable, low-maintenance living. Inovative Interiors contributed to this outcome through the manufacture and installation of kitchens and laundries across the villas in the early stages of the project.

"Our scope was the kitchens and laundries in all the villas," says Glen Ackroyd. "That was our focus." By concentrating on these high-use areas, Inovative Interiors helped deliver functional, durable joinery suited to everyday living for residents.

Working from the project specifications, the team manufactured and installed the joinery to align with the overall design intent. "We go off the specs," Glen explained. "We manufactured and installed." This clear, coordinated approach ensured consistency across the villas and supported smooth integration with other trades on site.

Material selection centred on practicality, with melamine kitchens used as the base solution. In later stages, aesthetic upgrades were introduced in terms of shaker-style doors and updated finishes. While these changes enhanced the visual appeal, the underlying priority remained a robust, easy-care solution appropriate for residential use.

As with many projects delivered in recent years, the team navigated some supply-related challenges, particularly around stone benchtops. "When the stone got changed, we had to stop and pick a new colour," Glen said. Despite these adjustments, works progressed steadily.

"It was a good job to work on. Everything seemed to go pretty smoothly, which is good," Glen said. Collaboration on site also contributed to the outcome. "The builder was good to work with."

Through well-coordinated manufacturing and installation, Inovative Interiors helped deliver practical, attractive kitchen and laundry spaces that form an essential part of everyday life at Blueheath at the Bower.

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