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AUSTRALAND

COVER STORY Julia Nekich

IN THE WORDS OF
THE ARCHITECTS

**Graham Jahn on
The Edge apartments**
"They get a 180-degree perspective - a combination of view and outlook. On one side, you see as far as the ocean will permit. On the other end, the park. In summer, you also hear the sounds of summer and the smell of the oaks."

**Alex Popov on
The Coast**
"The apartments integrate principles of ecologically sustainable design as a commitment to responsible living for the future. Rather than imposing on the environment, the architecture becomes at one with it."

**Jon Johannsen on
The Glade**
"To create an ambience appropriate for relaxed coastal living, we've conceived the terraces as contemporary courtyard townhouses that incorporate flowing indoor-outdoor spaces. The design is around shared open spaces that can encourage a sense of neighbourly interaction."

A much-blessed site

Three of Sydney's top architects and our most divine location add up to a very desirable address.

Few views in Sydney are better than this: the curve of Manly Beach in the foreground, Freshwater and Curl Curl beaches beyond it, and Palm Beach in the distance - all bordered by a glinting expanse of blue. This is what you see from St Patrick's Estate at North Head, Manly.

It's a view that can't be built out, and now you can buy an apartment facing it - if \$1.8 million is within your price range. After a long and complex approval process involving Manly Council and precinct groups, Lend Lease has released plans for a 1.45 hectare pocket on the 25-hectare estate.

Over the years, plans for residential subdivisions at St Patrick's by the Catholic Archdiocese of Sydney, its owner, have been opposed by Manly Council, Manly residents, and conservation groups concerned about the impact on the area's endangered population of long-nosed bandicoots.

In 1996, St Patrick's seminary - the site's majestic centrepiece - became the International College of Tourism and Hotel Management. A year later, the bandicoots were listed under the Threatened Species Conservation Act.

"It's a very contentious site - people would prefer nothing was done here," says Toni Millis, Lend Lease's development manager.

However, she says there's been little public and council opposition this time because of the carefully planned designs and their approval by various government bodies, and because "it's been several years coming", she says. "Residents have now accepted that something will happen."

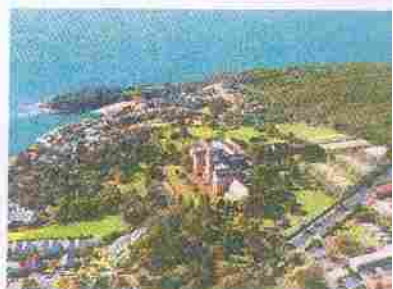
What is to happen is the construction of 60 dwellings in three complexes, each designed by a leading Australian architect - Alex Popov, Jon Johannsen and Graham Jahn. Taking its name from the estate's Cardinal Cerretti Chapel, the development is named Cerretti Crescent and is bounded by a private road through the estate and a heritage sandstone wall along Darley Road.

Construction is expected to begin in November, with homes available for sale off the plan from October 8 next year. The title is leasehold, however - "it's an 82-year lease with a 17-year option plan," Millis says. "At the end of that time, you renew the lease with the Church. Those buying into leasehold almost view it as freehold. There's leasehold now at Walsh Bay and King Street Wharf, so people are becoming more accustomed to it."

It is understood that lease extensions are generally based on about 20 per cent of the market value of the property.

THE COAST

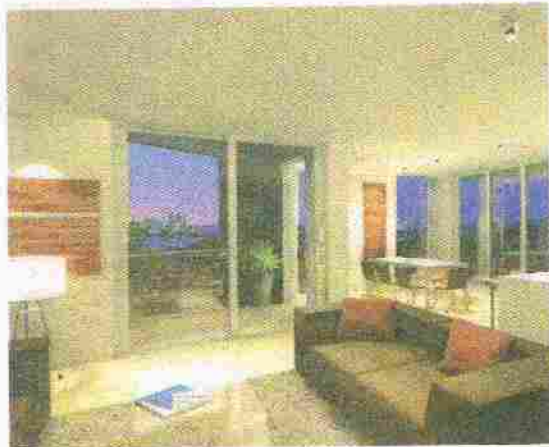
On the north-east side of the development, behind St Therese's Convent, will be The Coast apartments by Alex Popov & Associates, Architects, approved by Manly Council in July this year. Popov's design



Seek, and ye shall find... the view from The Coast apartments, top, and an aerial shot, above, showing an artist's impression of the Cerretti Crescent development behind St Patrick's seminary.

comprises 32 three-bedroom, single-storey apartments in two buildings separated by a landscaped courtyard that provides plenty of natural light and cross-ventilation. The architect's impressions show a white-rendered facade, with a copper-clad wall (planned to weather over time) defining the boundary between the heritage buildings and the apartments. The sleek apartments average 145sqm internally with open-plan living leading to a 46sqm balcony taking in northern beaches views. Because of the sloping site, balconies in the back building will have views of the front building's rooftop garden planted with natives.

Other features include Miele kitchen appliance a media room or extra family room, an ensuite to the main bedroom, and two security car spaces. The Coast will probably attract empty-nesters,



Heavenly features ... artists' impressions of the top floor at The Edge, left, and The Glade, right.

Milis says, "people downsizing from the big house, wanting the Manly lifestyle".

Prices range from \$1.4 million to \$2.5 million, with apartments having views to Palm Beach expected to fetch more than \$1.8 million each.

THE GLADE

North-west of The Coast is The Glade by Architects Johannsen and Associates comprising 16 two-storey, three-bedroom terraces (averaging 180 sqm, including courtyards) in two pavilions that Johannsen says are "a contemporary take on the classic mews style". They will have views of the estate's heritage buildings. The exteriors will be defined by white-rendered and sandstone walls, and "floating" roofs. "Rainwater harvesting will also be achieved using skillion roofs," he says.

Inside are flowing living spaces - most with a "sunken" living area - on the ground floor and three bedrooms upstairs. The kitchens include Miele appliances (including a five-burner gas cooktop and integrated microwave and dishwasher) and a double sink.

Thirteen of the terraces have internal courtyards for maximum light and cross-ventilation, and all homes have front and rear courtyards, intruder-detection systems, and a remote-control security garage with two car spaces. Prices range from \$1.5 million to \$2.1 million. Milis says the homes will suit "young families with one or two children".

THE EDGE

Behind The Coast and The Glade will be The Edge, a three-storey building of 12 apartments by Jahn Associates Architects. While it's located at the back of the estate, The Edge stands at the highest point, so these apartments will have views of North Head and the harbour.

It's a mix of two-bedroom (up to 134 sqm,

including balconies) and three-bedroom (179 sqm, including balconies) apartments, with a spacious living area that opens to an outdoor terrace or courtyard of up to 90 sqm.

There's basement parking with lifts to the foyer on each level. Like The Glade, the facade is white-rendered with a low sandstone wall. Prices are from \$875,000 to \$1.2 million for a two-bedder, and \$1.2 million to \$1.9 million for a three-bedder.

Of the 60 planned apartments at Cerretti Crescent, 26 will have genuine water views - most of them in The Coast - and all will have fully ducted air-conditioning.

Within the estate, there are plenty of grassy areas plus a public pathway that leads to Shelly Beach, but there won't be communal facilities such as pools or barbecues. And because of the bandicoots, it's not a pet-friendly development. Instead, Milis says, Lend Lease will plant vegetated links for the endangered species.

Inspections of the display suite and site by appointment. Call Phillip Vicq, LJ Hooker Manly, on 9977 8666, and Tim Foote, Belle Property, on 9327 9300.

MORE PLANS FOR ST PATRICK'S

Lend Lease is planning two more residential developments at St Patrick's. Approval has been granted for one, called Montpelier Place. Situated parallel to Bowen Street, the development will consist of 26 three- to four-bedroom, three-level houses, each on its own 500-750 sqm block, and many with a lift and swimming pool. All will have ocean views to Palm Beach.

Designs are by such architects as Popov, Howard Tanner and Alex Tzannes, with the first eight expected to be completed by February 2007 and to be available for sale off the plan later this year. Prices have not been released.