

getting practical

only the best

words kerry heaney

IF YOU'RE LOOKING FOR PROPERTY THAT'S A LITTLE OUT OF THE ORDINARY WHERE LIFESTYLE IS AN IMPORTANT FACTOR, TWO NEW SOUTH EAST QUEENSLAND DEVELOPMENTS DESERVE YOUR ATTENTION.



RICHARD KIRK ARCHITECT

DIVERSITY AND UNITY

On the Sunshine Coast, Elysium at Noosa represents some firsts and lasts. It's the last major land subdivision in the Noosa Heads area and could be the first time a group of architects have designed a community in whole before anyone has purchased a house.

The development by the Pearson Property Group includes 189 architect designed houses priced between \$1.25 and \$2.5 million. Each house has been individually designed by one of an impressive list of architects briefed to create a dwelling that is inspiring, harmonious and diverse. The result will be beautiful homes that complement each other and the natural setting.

And if this select group of local architects are right, the hip roof could be a thing of the past. Out of 41 homes designed for stage one of the ambitious project, only one features a hip roof while skillion and flat roofs rule the roost.

The development includes facilities

such as a swimming pool, tennis courts and barbeque areas, all in the serene setting of lakes and parklands linked by forest walkways, bike paths and children's playgrounds. A single access point and 24 hour on-site security will maintain resident's privacy.

The Sunshine Coast is one of Queensland's fastest growing population areas with 2.7 percent p.a. growth expected for the next 26 years. Noosa Shire Council has implemented a population cap that will halt development when the Shire's population reaches 55,000 people. The current population is 50,000.

The twelve architects involved in the Elysium project are Arkefield Architects; Bark Design; Bligh Voller Nield; Cottee Parker Architects; Cox Rayner Architects; Elizabeth Watson-Brown; Fairweather Proberts; Gabriel and Elizabeth Poole Design Company; Lahz Nimmo Architects; Richard Kirk Architects; Spence Pearson Architects and Woods Bagot. ■



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HARRY SEIDLER'S VISION FOR BRISBANE'S HEART

for city living the current top pick is the Riparian Plaza designed by celebrated architect Harry Seidler with 48 exclusive residential apartments from level 41 upwards. "The views created the shape of the building," said Harry. "Everyone has a water view from the living room." What most people want in an apartment, according to Harry's research, is room to have a meal outside on the balcony in comfort. In Riparian this is answered by five metre wide cantilevered balconies.

"Most apartment balconies are glorified gang planks," he said. "What people want is enough space to have a table for six people for Sunday lunch." According to Harry it's that feeling of space rather than volume that makes a good apartment. "You need to plan it so it fits the way people live and allow distances to be seen. It's more friendly and looks bigger."

A dedicated 10m high, river-facing residential lobby with full height glass wall, exfoliated black granite paving and travertine core wall facing, 24-hour security and a 1100m² recreational level

on the 39th floor, featuring a half Olympic sized pool 147m above ground are just some of the features included in Riparian.

The apartments offer open plan curvilinear living space and 2.7m nominal ceilings delivered through an ingenious Seidler design. The floor to ceiling glass doors coupled with the cantilevered balconies of frameless glass will provide residents with wide-screen views. The interiors will feature fully woven Axminster wool carpets, recessed down lights and wall washed illumination; exclusive Seidler designed V-Line sanitary ware; ducted dual zone air conditioning and Miele kitchen appliances. Generous car parking allocations consisting of column free single bays, visitor parking ratios higher than 1:3, and high speed residential lifts with waiting intervals in excess of premium grade benchmarks will provide easy access to and from the apartment. Riparian also features innovative technology provisions including fibre optical communications infrastructure with energy efficiency integrated at every level into the design. ■

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