

The Sydney Morning Herald

SE Domain
HD **Choices are there for the taking**
BY ANNA ANDERSON
WC 1,051 words
PD 22 November 2014
SN The Sydney Morning Herald
SC SMHH
ED First
PG 18
LA English
CY © 2014 Copyright John Fairfax Holdings Limited.
LP

NEW HOMES

Whether it's inner-city living, a place by the beach, or somewhere close to nature, Sydney has it all.

TD

Ask a Sydneysider what are the best suburbs to live in and you'll receive a broad variety of answers. Although famous for its harbour, Sydney is also blessed with beautiful beaches, pristine bushland, lakeside areas and even mountains bordering the edge of our urban sprawl.

Domain has found three new developments in vastly different areas of our fair city, all with plenty of lifestyle attractions on offer.

Nature lovers have their last opportunity to **buy** into new, architecturally designed digs on the edge of Lane Cove National **Park**. Defence Housing Australia is developing a community in Lindfield that borders bushland and is just four kilometres from the thriving hub of Chatswood.

Known as Crimson Hill, the community will eventually be home to 700 people across five precincts of houses and apartments. Communal public spaces include a FIFA-certified football oval, a community centre and walkways among native landscaping.

The developers are aiming for a 5-star Green Star rating. The final release is Shout Ridge, a selection of 47 apartments, which is being launched on November 29. Blending into the natural environment, two low-rise buildings designed by Architectus will be oriented to take in the bushland views and benefit from cross-flow ventilation.

Each building has two distinctly different facades. At street entry, strong symmetrical lines rise over three floors to the top levels where soaring, cantilevered, timber-clad rooflines are angled to the north. The other side of the buildings features elegantly curved balconies overlooking the national parkland. Broad eaves protect the interiors from the elements.

The managing director of DHA, Peter Howman, says Shout Ridge delivers a stand-out design, architecturally and environmentally. "[It] is the perfect demonstration of how we've combined great design and a leading approach to environmental sustainability," he says.

For buyers who like the pace of inner city life, enjoy a harbourside location and want to be within walking distance of the city, a new project at Pyrmont, Pier 99 is due for completion in 18 months. The six-storey complex of 73 apartments is set to benefit from the largest urban renewal program in Sydney since the 2000 Olympics.

Pyrmont is part of The Bays Precinct which extends along Blackwattle, Rozelle and White bays. This is the third stage in the renewal program following Barangaroo and Darling Harbour.

Director of CBRE, Murray Wood, says there is a paucity of development sites on the bays. While Pier 99 isn't harbourfront - it's just across the road - Wood says, "It's a wonderful opportunity for buyers to benefit in the revitalisation of the area."

Pier 99 is about 20 minutes' walk from Town Hall and has the added benefit of being a minute's walk from Wentworth **Park** light rail station. The project is a collaboration between **Chinaventure**, Galaxy Capital, VIMG and SIV. The building will be raised above a podium and is across the road from the Sydney Fish Markets which are also earmarked for improvement.

For those who like to start the day with a surf, Manly on Sydney's northern beaches allows residents to lap up the good life before taking the ferry to work in the city. A new complex of 18 apartments is planned for a **site** a couple of minutes' walk from the sand.

"It's incredibly rare to find new product within two blocks of the beach," says Haig Conolly of Lloyds **Property**. "The apartments have been designed to suit an indoor-outdoor lifestyle with all having outside areas." There's also plenty of room for residents to store surfboards and bikes.

Zinc Apartments will be four minutes' walk to the ferry wharf and three minutes from The Corso.

Shout Ridge, Crimson Hill

98 Eton Road, Lindfield

Positioned four kilometres from Chatswood and bordering the Lane Cove National **Park**, Shout Ridge is the last release in the Crimson Hill masterplan. The 47 architecturally designed one-and two-bedroom apartments across two buildings will be offered for **sale** on November 29. One-beds (from 62 square metres) from \$585,000 and two-beds (82 square metres-plus) from \$765,000. Strata levies from about \$630pq. Due for completion mid-2016. Phone 1800 918 978, crimsonhill.com.au.

CASE STUDY

Bush-edge haven

Having raised five children in a Killara house that backed onto national parkland, Felicity Unwin was more than happy to find a new home on the edge of the bush.

Unwin, 71, and her husband, Dr Ross Unwin, 75, bought an **apartment** in Lindfield's Crimson Hill which borders Lane Cove National **Park**.

"It's a lovely area and we're used to living close to the bush," says Felicity.

While Ross will take a 15-minute commute to his medical rooms in Macquarie Shopping Centre, Felicity will use the **apartment's** third bedroom as her art studio.

"And we'll have the best of both worlds being right on the bush but with quick access to work and the city."

OR TRY THESE ...

Pier 99, 99 Pyrmont Bridge Road, Pyrmont

This six-storey **residential** building with views over Blackwattle Bay and the Anzac Bridge will benefit from the urban renewal of The Bays Precinct. The 73 units include studios (40 square metres) from \$649,000, one-bed-plus-study (52-59 square metres) from \$740,000, two-beds (72-83 square metres) with parking from \$985,000, and three-beds (114-130 square metres) with parking, from \$1.5 million. Strata levies from \$472 pq. Due for completion mid 2016. Phone CBRE, 1800 852 088, pier99.com.au.

Zinc Apartments, 62-64 Pittwater Road, Manly

Two blocks from the beach, this boutique complex has car spaces for each unit. Developed by Norfolk **Property Group**, the three-storey block has one-beds (52-56 square metres) from \$690,000, with studios from \$720,000, two-beds (72-78 square metres) from \$850,000, and a two-bedroom penthouse (80 square metres) at \$1.35 million. All have balconies, courtyards or terraces. Strata levies from \$890pq. Due for completion early 2016. Phone Lloyds **Property**, 0414 987 321, zincapartments.com.au.

CO dhath : Defence Housing Australia

IN irreal : Residential Real Estate | i85 : Real Estate Transactions | icre : Real Estate/Construction | ireest : Real Estate

NS ccat : Corporate/Industrial News

RE austr : Australia | sydney : Sydney | apacz : Asia Pacific | ausnz : Australia/Oceania | nswals : New South Wales
PUB Fairfax Media Management Pty Limited
AN Document SMHH000020141121eabm0006w