

Lower density development heating up



Ronald Chan
Chief Operations Officer,
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A concept increasingly included in the residential development conversation is that of the urban heat island effect. This is where soft landscaping such as tree canopies and grass decrease in an area as more development occurs. If too much soft landscaping is removed, the area will heat quicker, and it can take longer for heat to dissipate.

Research in the United States utilised NASA heat-imaging mapping and showed what seemed to be counterintuitive, that there was an increase in urban heat islands in areas with low-density development.

A study into heat islands in the Perth metropolitan area carried out by Horticulture Innovation Australia and released in 2017 showed similar results, with the City of Perth faring better than suburbs within the cities of Wanneroo, Cockburn, Kwinana and the Town of Victoria Park.

The research also identified a loss of canopy and turf in urban Western Australia between 2011 and 2016, including a 2.3 per cent loss of tree canopy cover, a 1.1 per cent loss of shrub cover and a 2.09 per cent increase in hard surfaces. Local governments have responded with policies to ensure the retention and expansion of verges and parkland trees.

Often, infill development is assumed to be the main culprit for creating heat islands, but the evidence shows this is not necessarily the case.

An infill tower development may cover an entire piece of land, but it is usually a small site compared to greenfield land estates. Podium decks tend to occupy the largest area of a tower development, but they also provide opportunities for high-amenity, soft landscaping and will often include a pool which provides micro-climate cooling benefits. Other heat mitigation benefits come through large planter boxes that provide for tree canopy, green walls that reduce heat reflection, and the use of different materials and shade structures.

The recently adopted DesignWA planning policy relating to good design principles recognised these benefits, and suggested various ways to mitigate against urban heat islands through the provision of deep planting zones for tree canopy and landscaping on structures.

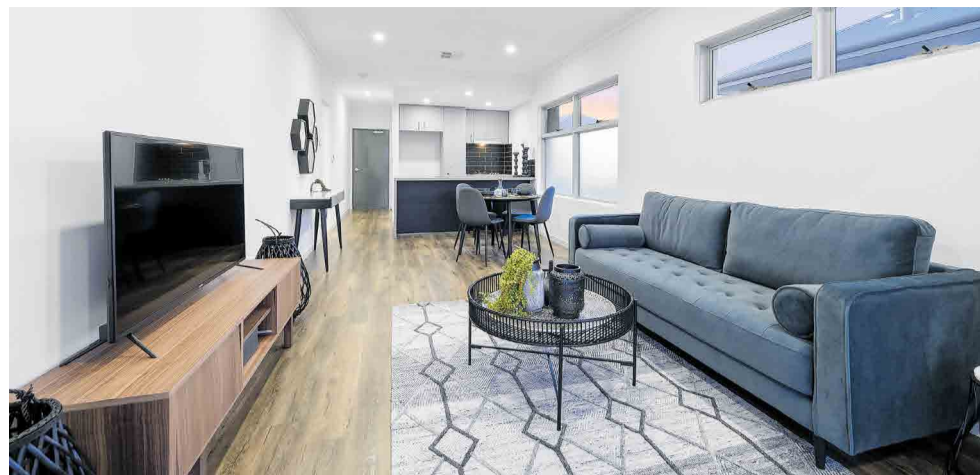
For high-rise development, basement parking is usually a necessity to avoid unactivated street fronts. This can limit the scale of deep planting zones that can be provided. However, podium and rooftop decks are not viewed by industry as predominantly blank spaces, they are thoughtful and considered spaces which can reduce heat build-up.

The recent UDIA Awards for Excellence showcased 10 nominations for the high-density award, with four finalists recognised for their design excellence. These projects were exemplars of high-amenity landscaping with podium and rooftop pools, landscaping and shading.

Greenfield development has had a recent history of building to a price that maximises the footprint of the house over large backyards or soft landscaping. When row after row of cheek-to-jowl housing occurs, the combined effect can be to create an urban heat island.

If done over a large enough area, it could create a heat island continent.

Sleek style offering inside and out



GRETA ANDREWS-TAYLOR

Stylish and functional, these six apartments in Duncraig were recently launched and have already attracted plenty of market interest.

“The stylish homes are finished to a very high standard, including timber flooring, stone benches and other high-end finishes,” Rowcorp Construction Director Shawn Rowe told *West Real Estate*.

“Moreover, the location on the border of Carine and Duncraig means these apartments are situated amongst grand, million-dollar properties, including Carine Glades Estate, which means long-term capital growth.”

Quality is on show from the outset. The refined facade boasts contrast courtesy of differing tones and textures, making for a great introduction to the contemporary lifestyle offering within.

Private and low-maintenance, each of the apartments contains two bedrooms and two bathrooms, with each bedroom featuring mirrored built-in robes.

The main zones of the apartments flow across wooden-floored, open-plan living/dining areas, which lead out to balcony alfrescos with ample

space to entertain or relax.

Well-equipped kitchens feature stone surfaces, also found on the breakfast bar, with stainless steel appliances continuing the sleek look.

“The dwellings have been designed with smooth and continuous lines, which gives the owner a wonderful feeling of space and freedom,” Mr Rowe said.

“Inside also flows seamlessly with outside to maximise your lifestyle.”

The apartments are fitted with ducted reverse-cycle air-conditioning and a 3kW solar panel system, a bonus for the environment and your bank account.

Given the location and design of the apartments, Landmarc International Properties Founder and Managing Director Marcus Lip said they had multi-generational appeal.

“The appeal is broad, including first homebuyers, young professionals, singles, and downsizers who want to stay in the area because it has everything within walking distance, such as public transport, parkland, schools, shops and services,” he said.

“These low-maintenance dwellings are an outstanding lock-up-and-leave opportunity. The

only thing you need to worry about is putting the bin out once a week.

“Everything you need is located in walking distance and under 1km, including Warwick Station, Carine Glades Shopping Centre and Carine Open Space.”

For those who like to drive, each apartment includes two designated car bays.

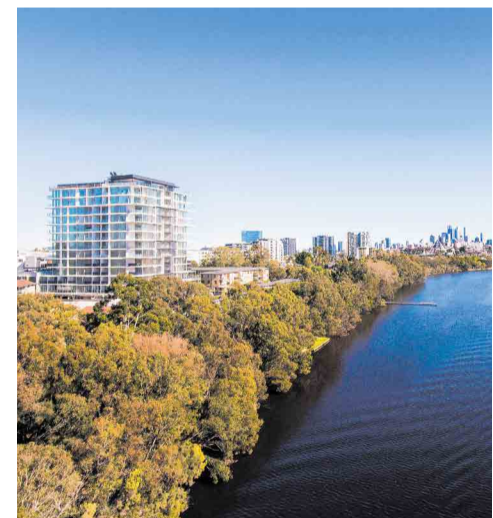
Contact the sales agents for more information or to arrange an inspection.

Duncraig

15 Strathyre Drive
Price: From \$499,000

Low-maintenance and well-equipped, these brand-new apartments were recently released and only six are available. Resting in a convenient location, the apartments offer comfort and peace of mind to a range of prospective buyers.

Agent: Ray White North Quays
Steph Shepherdson | 0400 451 400.
Paul Mole | 0456 196 024.



Resort lifestyle a lure for many

RHYS PRKA

An ever-growing list of resort-inspired amenities from pools to outdoor cinemas are being used to tempt budding apartment owners to Perth's newest apartment buildings.

Edge Visionary Living Managing Director Gavin Hawkins said a wide range of apartment buyers were looking for features that offered a holiday-at-home lifestyle.

“Many downsizers, for example, don't just want a low-maintenance home, they are actively looking for a home that offers them ways to relax, enjoy life and entertain friends and family,” he said.

“Then there are the young couples or FIFO workers who can come home and enjoy a real holiday break from work.

“Buyers today have lots of choice, so they're looking for resort-style amenities that encourage activity, engagement and a sense of community.

“This includes somewhere to entertain larger groups of people, or to offer friends and family

that something special when they visit, such as a movie in an outdoor cinema or a home-cooked meal under the stars.”

The Hillam Architects-designed Vantage RiversEdge Apartments, a recently completed waterfront development of 212 apartments by Edge Visionary Living in Rivervale, was built with this in mind.

As well as a rooftop cinema and terrace, a gym, a cafe, a residents' lounge, an infinity-edge pool with river views, a theatre room and a barbecue cabana, Vantage has a sauna and steam room, plus kayak storage for residents to make the most of the development's private riverfront access.

Mr Hawkins said buyers often commented that they had picked an Edge Visionary Living development because of the standard and choice of amenities included.

“We regularly hear stories of people using the pool or gym in their apartment building every day, or meeting on the rooftop with friends for after-work drinks on a Friday,” he said.

“With our low strata fees, we believe many of our residents are spending less than on their previous home in terms of time and money – and they're not having to do the work looking after things like a pool themselves.”

Apartments at Vantage are priced from \$385,000 for a one-bedroom apartment. The two-bedroom apartments are priced from \$525,000 and the three-bedroom apartments from \$890,000.

Vantage's riverside location provides panoramic views from floor-to-ceiling windows, while the superior fit-out includes stone benchtops, air-conditioning and AEG appliances.

Vantage will be open to the public for viewing during its Grand Launch event today Saturday October 5 and tomorrow Sunday October 6, as well as next weekend Saturday October 12 and Sunday October 13, from 11am-2pm.

Contact: Edge Visionary Living
6146 0360 | www.edgevl.com.au