



ROOFTOP TERRACES

At Mermaid Beach Naia's rooftop will feature a residents' lounge with bar, dining, gym, sauna and spa.

# ROOFTOPS RAISE THE STAKES

EMILY BLACK

DEVELOPERS are capitalising on their rooftop spaces, swapping barren concrete only ever seen by the maintenance man for lush spaces for residents to wind down or wine and dine.

Landscape contractor Martin Brothers' co-founding director Jack Martin said developers had started recognising the huge opportunity in these spaces, which was traditionally a "second thought" on most projects.

"As apartment living becomes a standard choice for not only millennials, but also many downsizing retirees, developers need to think about how they improve their customers' quality of high density living," Mr Martin said.

"Brisbane City Council's *Buildings that Breathe*' guidelines have resulted in rooftop amenity being increasingly recognised for its potential, and for subtropical tailored infrastructure.

"Developers are utilising rooftop space as an asset, which in turn becomes a major talking point for their development."

The *Oxley and Stirling* project, developed by award-winning Brisbane developer Aria Property, has created a national benchmark in landscaped rooftop amenity with their gravity-defying and visually striking use of greenery and landscaping.

The 16-storey South Brisbane project, designed by Elenberg Fraser, features a massive 1,300sqm rooftop, constructed by Martin Brothers in 2017.

The rooftop features a verdant pergola covered in lush green vines, a lap and plunge pool, alfresco barbecues, day beds and

terraced seating areas.

Beyond the landscaped outdoor rooftop space and panoramic views of Brisbane River, residents can enjoy facilities which rival the most exclusive hotels, with a rooftop theatre, wine cellar, private dining room and gymnasium.

In Woolloongabba, *South City Square* is a visionary \$600 million residential mixed-use project developed by Pellicano and Perri Projects.

The overhaul of the once industrial area features six rooftop gardens across five residential towers and the South Square Hotel building.

"We worked closely with Pellicano and Oculus to rethink the boundaries of green space in a high-density urban area," Mr Martin explained.

"Buyers are looking for apartments that offer state-of-the-art design, bespoke fittings and resort-style experiences.

"A well-planned rooftop amenity is invaluable, especially in high-density areas that are lacking in green space and outdoor facilities."

Sarazin is about to launch *Silk One* in Brisbane's Woolloongabba, which will be the only residential building in Australia to have views into a major sports stadium - The Gabba.

On the Gold Coast, the Lacey Group has recognised the buyer demand for "more than just a home".

Lacey Group director Adam Lacey said they wanted to build more than just apartments and

aimed to create communities.

"That's why having a beautiful communal space that encourages interactions and gives people an opportunity to socialise and entertain is an important feature of Southbreak in North Kirra," Mr Lacey said.

The rooftop deck seeks to integrate multi-functionality into an intimate space that takes advantage of the incredible ocean and skyline views.

"The sanctuary reflects the varied and contemporary needs of the occupants, featuring a raised pool deck, vertical green wall, sunken barbecue area with built-in banquet seating and a communal theatre and dining room.

"The theatre and dining room can be booked for private-use - be it for a movie or documentary screening, or a private dinner or event.

"While *Southbreak* apartments have their own generous balconies, this space gives residents an additional choice when entertaining family, colleagues, clients or friends.

"We will likely use an app-based booking system that can be downloaded on your smart phone, or reservations can be made via an LCD screen at the entrance door.

"The rooftop terrace at *Southbreak* is a real point of difference."

Also earmarked for the Gold Coast is the \$1.2 billion dollar development *Spirit*, which was officially launched to the market on July 6.

Developer Foriseland is determined to deliver a global leader in luxurious residential landmarks with its 479-apartment "super apartment" project on Australia's premier beachfront site in the heart of Surfers Paradise.

Marketing agent, Ray White projects director Julian Sutherland said the development would become Australia's third tallest building and would offer the highest vantage point on the Gold Coast.

"At 89-levels in the sky, giving complete panoramic views of the 52km coastline in all its shades of blue," Mr Sutherland said.

At Mermaid Beach, *Naia* will have a rooftop terrace on level 24 that boasts sweeping ocean and city views.

"The building has 10m infinity pool wrapping around the edges of the rooftop level, with an additional 3m spa," he said.

"*Naia's* rooftop level also features a gym, sauna and spa, along with a bathroom, which includes shower facilities."



## THE REVIEW

A single line in the recent Brisbane's Future Blueprint document has Brisbane developers excited, according to YIMBY (Yes in My Back Yard) Qld co-founder, Natalie Rayment.

Ms Rayment said a roofed structure on a rooftop is defined as a storey in Queensland, which meant you couldn't put so much as a fixed shade structure over a barbecue.

"However, this is about to change with the Brisbane City Council proposing a change to the rules, due largely to a submission by YIMBY Queensland.

In an effort to untie the red tape around rooftop design, Ms Rayment launched a campaign to allow developers to take advantage of Queensland's climate with rooftops.

"Even where the shade structure is well designed, set back from the edges of the building and made of lightweight materials, it is not allowed under the current rules," she said.

Ms Rayment added YIMBY Qld lobbied the Brisbane City Council to remove the barriers that prohibit shade on rooftops, specifically to exclude fixed shade structures from being classified as a storey.

"It's fantastic to see the council are looking to make a positive change to the planning scheme."

She said Brisbane City Council's *Brisbane's Future Blueprint* outlined that they would amend the Brisbane City Plan 2014 to make it easier for new developments to include rooftop gardens and green open space.

"The blueprint has adopted the YIMBY Qld submission by proposing to remove the regulation that defines a rooftop amenity space as another storey on the structure," she said.