



AUSTRALIAN
OUTDOOR LIVING

THE ULTIMATE GUIDE

to Outdoor Living
in **NEW SOUTH WALES**

Insights and inspiration for living in the **The First State**

THE ULTIMATE GUIDE

to *Outdoor Living*
in **NEW SOUTH WALES**

Beaches, the harbour, the Blue Mountains, a bustling city, and yet more beaches. New South Wales has plenty to offer, which is probably why almost a third of Australia's total population lives here. And almost all of that population lives on, or near, the coast.

It could be our temperate climate and world-famous beaches like Bondi or Bronte that summon people to our great state. Or maybe it's our vibrant city with its strong economy and plenty of career opportunities.

With Sydney's popularity, it's not surprising that land prices are climbing, leading to diminishing property sizes. The traditional quarter-acre block is making way for subdivisions and smaller properties. And the smaller land means homeowners are looking for ways to improve the efficiency of the spaces they've got.

Modern developments are reflecting a challenge to keep ever-popular alfresco areas relevant to the smaller home; as a result we're seeing outdoor spaces being built into dwellings, with patio or lawn areas often housed under the main roof.

These private outdoor spaces still play an important part in the lives of the everyday NSW resident. We've got a huge range of quality alfresco eateries studding our cities and towns, yet on the weekends, these hubs are choccas. As a result, more people are turning to their backyards to get out of the bustle while still enjoying the sun.

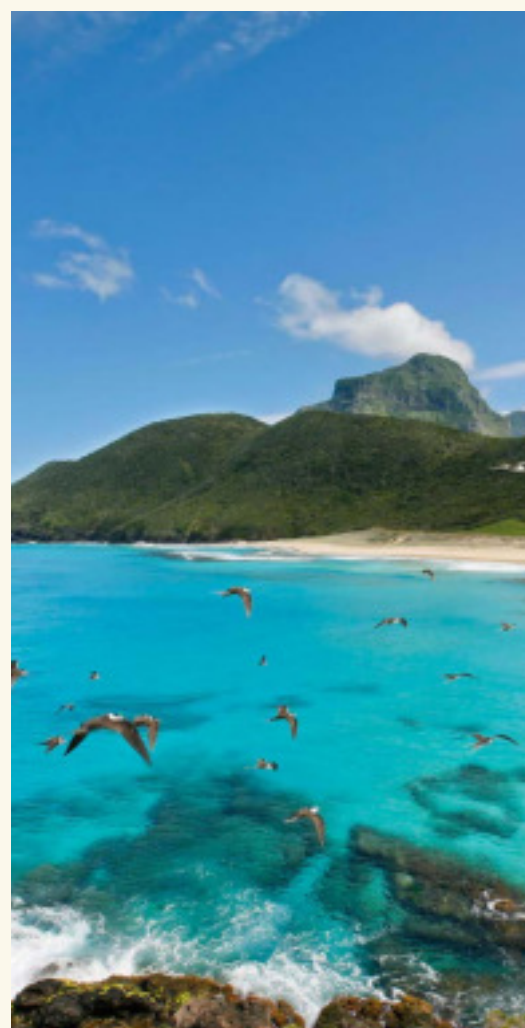
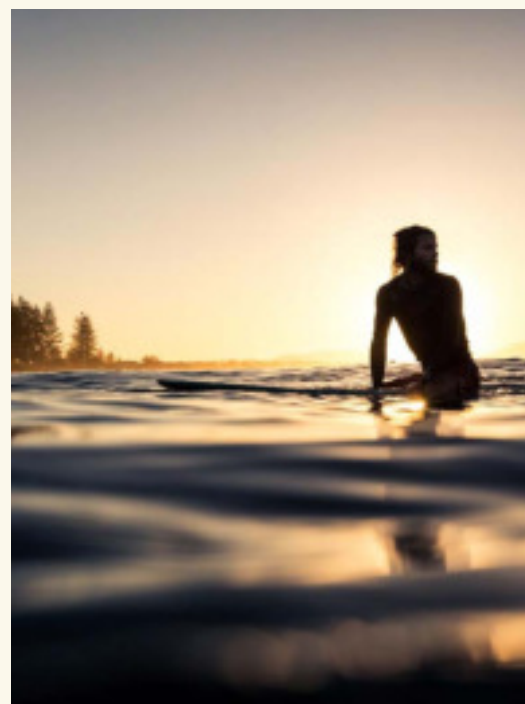
That means the backyard is getting more attention than ever before. We're all about making our backyards more comfortable so we're tempted at every opportunity. As a result more people are turning to indoor furniture styles to adorn their backyard rooms: couches, armchairs and even outdoor kitchens are the go.

Here at Australian Outdoor Living, we want you to have the best chance of enjoying the Great NSW Outdoors in your own backyard. So we've put together this eBook to help you improve your outdoor lifestyle.

We've enlisted property market experts to share with you some of their insights into future property trends in Australia and NSW. Design blogger Jen Bishop describes her backyard design tips to really make the most of the things she loves. Finally, we explain how to celebrate a true NSW New Year's Eve. We hope you enjoy reading this eBook as much as we have enjoyed creating it.

Michael Sales

Australian Outdoor Living General Manager, New South Wales



**AUSTRALIAN
OUTDOOR LIVING**

CLIMATE & THE LAND



- ① Blue Mountains
- ② Byron Bay
- ③ Lord Howe Island
- ④ The Big Prawn
- ⑤ Mungo National Park
- ⑥ Sydney Harbour
- ⑦ Warrumbungle National Park

WEATHER CONDITIONS



SUMMER

Bright sun, humid.

Average temperature:
26°C average



WINTER

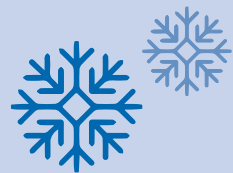
Weak sun.

Average temperature:
16°C average

New South Wales has a varied climate because of its large size. The coast enjoys a balmy Mediterranean climate with toasty summers and mild winters. But west beyond the mountains, you'll find an arid to semi-arid climate.

Sydney's balanced climate means you can enjoy all four seasons, with a humid summer, a crisp winter, and a perfect autumn and spring. Rainfall is spread pretty evenly throughout the year, but the state still enjoys over 340 sunny days every year! The coast boasts glorious beaches wherever you are. The north hosts sub-tropical rainforests, while the Great Dividing Range that slices through the state north to south includes the Snowy Mountains – ideal for winter snow trips!

FUN FACT



New South Wales has recorded Australia's lowest ever minimum temperature of -23°C in June 1994 at Charlotte Pass! Thank goodness these temperatures aren't the norm! Us Aussies struggle enough during our 16°C winter days!

THE FUTURE OF NSW PROPERTIES

NSW properties are as popular as ever, but with a growing population and greater demand for homeownership, Aussie blocks are getting smaller. We spoke to the experts to hear what they've got to say.

Property expert and **Professionals Ultimate** Director Peter Taliangis says the days for huge blocks and big backyards are gone.

"The average family home is currently being built on 450-500 m²," he says.

"There's generally enough room for 20 m² of grass, or maybe a fraction more if a two-story home is built. That means pools and tennis courts are slowly making way for an al fresco area and a strip of garden bed."

Todd Schulberg from **Homely.com.au** says this trend towards smaller blocks means people have to rethink how to make their backyards work better for them:

"People are living on smaller blocks and starting to adapt their idea of a dream home to be something a little more versatile and unique ... In the future, an Aussie backyard is more likely to be a balcony with a railing or a very small outdoor area."



And what about New South Wales?

New South Wales is, as ever, the golden land. As Todd Schulberg says: *"If it sits on New South Wales soil, it is selling like hot cakes!"* Sydney's housing market is super strong, with homes often selling well over reserve. And if you have property anywhere near Sydney's hubs, you've hit the jackpot. *"People favour position over anything and buy anything that may be in the right location,"* Todd says.

But you may have to set your sights further from the CBD, if Todd is right: *"People are starting to look further west in Sydney as the main hot suburbs have become just too hot to handle."*

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IMPROVING PROPERTY VALUE

"Adding value to your home should be about adding value where you can use it most, not where you can see it most. People are more attracted to liveability rather than image. On top of that, people don't want to pay top dollar for someone else's personal touch and style; they want to buy something neutral that they can make their own and then add their own value. Keep things simple, clean and remember to not over-clutter."



Todd Schulberg
Homely.com.au



Peter Taliangis
Professionals Ultimate

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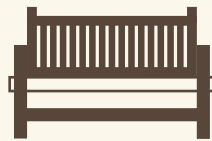
TIME TO SELL?

"Keeping up-to-date with maintenance, painting and upgrading every 7 to 10 years are all vitally important to producing good selling outcomes when the time comes."



DESIGN YOUR

BACKYARD FOR THE NSW LANDSCAPE



UK-born **Interiors Addict** creator Jen Bishop has lived in Sydney for the past seven years. She makes the most of her own bit of the outdoors, creating an indoor/outdoor space good for all occasions. Here's what she's got to say about the ideal backyard living arrangement in New South Wales:

In Australia, our weather is so great for so much of the year. We're lucky we get to head outside. And coming from England, that's something I'll never take for granted!

Maybe because of that, indoor/outdoor living continues to be a growing trend, blending the indoor and outdoor, for both entertaining and everyday life.

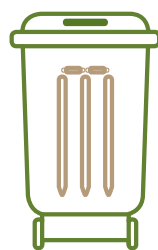
In our home, we have a huge deck with a nice lounging space at one end and a big dining space at the other, so it works for all entertaining situations!

If it's just us, we hang out on the lounges, but we have a table for 8 when we have friends or family over for a meal.

I love that we're surrounded by beautiful trees and get to watch a lot of kookaburras and cockatoos!

But I also love having BBQs and brunches with friends and their kids. If the weather's nice, I take my laptop outside to do a little work (the benefits of a home office!) and have breakfast or a glass of wine with my husband.

The opportunities are endless!



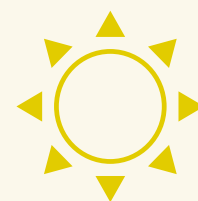
We hope not at the same time, Jen!



Jen Bishop
Interiors Addict



MAKING THE MOST OF A SYDNEY-BASED NEW YEAR'S EVE



If there's one night when Sydney shines (figuratively and literally!), it's New Year's Eve. With the balmy evening air and almost guaranteed good weather, you can't resist going outside.

For those lucky enough to organise the trip to Sydney or who live nearby, watching the live fireworks on Sydney Harbour is a must! For the rest, the next best thing is to join the millions watching the spectacle on TV.

But that's not until midnight, so what do you do in the meantime?

For those venturing into the city, you'll want to get in early. Some 1.6 million people visit this celebration, and that means the good seats go fast!

Head down to the harbour foreshore early in the day armed with a picnic rug, an esky full of tucker, and some travel board games or a pack of cards; you'll be here a while! Don't forget the bubbly – non-alcoholic of course, because most vantage points have alcohol restrictions.

If you don't make it to the real thing, there are plenty of ways to make it a night to remember. For starters, you can drink the REAL stuff! You can also invite all your mates around for a true-blue NSW backyard BBQ.

Keep the telly on in the background. The pre-show entertainment kicks off at 5pm. Then there's a fireworks display for the little ones at 9pm so you can tuck them up in bed before they get cranky with fatigue.

And when the clock strikes midnight, there's no better place to be than watching the magnificent fireworks display, whether it's under the stars or gathered around the TV.

We recommend visiting the official **Sydney NYE website** to scope out the best vantage points and other FAQs you may have.

Wrap up all your BBQ left-overs for the next day; they make a great hang-over feast for those too tired to cook!

love *Your Life* outdoors

ANNUAL NSW EVENT CALENDAR

JANUARY

Sydney
Festival

Tamworth Country
Music Festival

FEBRUARY

Australian Open
of Surfing

MARCH

Sydney Mardi
Gras Parade

APRIL

Sydney Royal
Easter Show

MAY

The Mother's
Day Classic

The St Ives
Show

JUNE

Perisher Peak
Festival

JULY

The Sydney
Harbour 10k

AUGUST

The Sun-Herald
City2Surf

Bledisloe
Cup Festival

SEPTEMBER

Sydney Spring
Racing Carnival

The Sydney
Running Festival

Australian Garden
Show Sydney

OCTOBER

Byron Bay
Surf Festival

Leura Gardens
Festival

NOVEMBER

3 Bay Challenge

Sydney Short Ocean
Racing Championship

DECEMBER

Sydney Harbour Yacht Race

NYE on Sydney Harbour Bridge



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A BIG

THANKS TO OUR CONTRIBUTORS

Peter Taliangis uses his years of experience as a trusted real estate advisor to find West Australians the homes of their dreams or their desired investment opportunity. Experienced as a property developer and investor, he is Director of **Professionals Ultimate**. He is a member of a number of property and investor groups, which ensures he stays up to date on the latest trends, but can also find buyers that other agents may not be aware of.



Peter Taliangis
Professionals Ultimate



Todd Schulberg
Homely.com.au

Todd Schulberg lives and breathes property, handling all things marketing for **Homely.com.au**. Todd has a keen interest in the movements in the market and how agents can utilise new tools and technology in order to be more connected. Using all things social, Todd suggests different ways that agents can engage and think outside the square with their marketing approach.

Jen Bishop is the original **Interiors Addict**, an ordinary girl with no design qualifications, just a serious love of all things decor and homewares. What she lacks in official design know-how, she makes up for with genuine passion for her subject, the ability to write and bring to life other people's stories, and an eye for a bargain. Jen founded Interiors Addict - which now has almost 100,000 readers - in 2011, and has been a successful full-time blogger for more than two years.



Jen Bishop
Interiors Addict





NSW

GARDENING RESOURCES



LIFESTYLE HOME
- NSW PLANTS



OFFICE OF
ENVIRONMENT
& HERITAGE NSW

love *Your Life* outdoors

For a **FREE** measure and design
on one of our quality products,
contact our Sydney Office:

Australian Outdoor Living NSW

2/1 Grex Avenue,
Minchinbury NSW 2770

Outdoor Blinds

Artificial Lawn

Image accreditation:

pg 1: <http://garyphayes.com/photography/galleries/stunning-sunset/#gallery/5763/79>

pg 2: <http://www.photoburst.net/travel-photography/2013/06/byron-bay-australia-surfing-sunset-canon-eos-5d-mark-iii-16-35mm-ming-nomchong/#.VbhlNEKqBe>

pg 2: <https://www.lordhoweisland.info/wp-content/uploads/background-blinky-beach.jpg>

pg 5: <https://www.raisingautistickids.com>

pg 6: <https://tommybeautypro.files.wordpress.com/2013/01/sydney-harbour-new-years-eve-fireworks-2013-2.jpg>

pg 8: <http://www.insideout.com.au>

pg 9: <https://runyonrental.files.wordpress.com/2015/04/spring-gardening.jpg>



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