



# AWARDS FOR EXCELLENCE 2016

## GOLD SPONSORS



# WINNERS & FINALISTS

## Judge's Award

WGV @ White Gum Valley entered by LandCorp

## Rising Star

Northlink Industrial Park entered by Linc Property

## EnviroDevelopment Chairman's Choice Award

Alkimos Beach by Lendlease and LandCorp

## Affordable Development

Nicheliving Medina entered by Nicheliving

*Finalist: Invita Apartments Stage 2 entered by Peet Limited and BGC Development*

## Environmental Excellence

Osprey Waters entered by Mirvac

*Finalist: WGV @ White Gum Valley entered by LandCorp*

## High Density Development

Aria Apartments entered by Blackburne

*Finalist: Tribeca South entered by BGC Development*

## Urban Renewal

The New North entered by Housing Authority and Satterley Property Group;

The Playground at Coolbellup entered by Lendlease and LandCorp

*Finalist: Unison on Tenth entered by Finbar Group Limited*

## Seniors Living

Braemar Cooina entered by Braemar Presbyterian CARE

## Medium Density Development

Invita Apartments Stage 2 entered by Peet Limited and BGC Development

## Sustainable Urban Development

The Village at Wellard entered by Peet Limited and Housing Authority

*Finalist: Northlink Industrial Park entered by Linc Property*

## Residential Development Under 250 Lots

Eliza Ponds entered by MMJ Real Estate

*Finalist: The Playground at Coolbellup entered by Lendlease and LandCorp*

## Residential Development Over 250 Lots

Annie's Landing Ellenbrook entered by LWP Property Group on behalf of the Ellenbrook Joint Venture

*Finalists: Honeywood Estate entered by Satterley Property Group and*

*Osprey Waters entered by Mirvac*

## Masterplanned Development

Vale entered by Stockland

*Finalist: Newhaven entered by Stockland*

## Russel Perry Award for Urban Development Excellence

Osprey Waters entered by Mirvac



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The Russel Perry Award for Urban Development Excellence is given to the project judged to be the best of the best in 2016

This is the most prestigious recognition that is awarded by UDIA in Western Australia

## RUSSEL PERRY AWARD FOR URBAN DEVELOPMENT EXCELLENCE

### WINNER: OSPREY WATERS ENTERED BY MIRVAC

#### ABOUT THE PROJECT:

Osprey Waters is a Mirvac masterplanned community located in Erskine along the Peel inlet, just minutes from shops, schools, transport links and Mandurah's City Centre.

The picturesque community has been specifically designed to connect residents with the estuary and deliver connected and convenient waterside living. The development features 6.38 hectares of landscaped parkland with walkways, boardwalks, native vegetation, playgrounds and BBQ amenities that enhance the living experience of Osprey Waters.

Osprey Waters includes 470 homesites in an impressive range of sizes, from cottage to family size, as well as house and land packages to suit a range of homebuyers including single owner occupiers, couples, young and maturing families and downsizers.

The natural environment of estuary foreshore and surrounding bushland is a focal point of Osprey Waters and includes beautiful tree-lined streets, landscaped open spaces, retained natural vegetation and protection of wildlife habitats including the Osprey and Black Cockatoo.

#### JUDGES' COMMENTS:

The winner of the Environmental Excellence Award and a finalist in the Residential Development over 250 Lots, the judges found Osprey Waters by Mirvac to be outstanding, the best of the best.

It is the way the natural environment featured heavily in the development strategy. The boardwalks, walkways, playgrounds and amenities have been integrated into the natural environment creating a natural living window for the community.

Mirvac's discipline in the enforcement of strong building covenants and design guidelines as well as working with the builders has created a high standard of built form. The road network provides connectivity and direct access to landscaped areas and provides corridors to the estuary or vegetative corridors.

The landscaping is outstanding with the refurbishment of the natural environment and the addition of 2700 native habitat trees, and it includes 6.38 ha of parkland walkways, boardwalks, playgrounds and barbecue amenities.

We believe Mirvac has achieved an outstanding development far beyond the commercial requirements for subdivision. The extra care and value provided through the attitude of Mirvac to this development has provided an outstanding benefit to the community both within and surrounding Osprey Waters.

Congratulations Mirvac and all involved in Osprey Waters.







**Ian Holloway**

*Head Judge*

Residential Building  
Industry Consultant

All Things Residential



**Gavin Hegney**

*Judge*

## JUDGES' AWARD

### WINNER: WGV @ WHITE GUM VALLEY ENTERED BY LANDCORP

#### ABOUT THE PROJECT:

WGV by LandCorp is an innovative infill development in White Gum Valley, near Fremantle. WGV balances lifestyle and environment by considering biodiversity, resource use, and restorative design. WGV is Western Australia's first residential precinct endorsed as a One Planet Community by international sustainability charity Bioregional. Partnerships with the community, Curtin University, and Local, State and Commonwealth Government agencies have seen barriers removed for a series of innovations, including home energy storage and a sustainable community bore. LandCorp is collaborating with researchers to make all aspects of water use and water management part of a three year funded research project. A targeted 60% reduction in energy use will be monitored in a four-year research project. Importantly, we are not tackling energy and water efficiency in isolation. WGV seeks to address those while also being mindful of those other key sustainability principles of urban biodiversity, health and wellbeing, heritage and culture.



#### JUDGES' COMMENTS:

Although entered in Environmental Excellence the judges believed WGV @ White Gum Valley took the environmental considerations to a new level. We believe this project will have a direct reflection on environmental considerations and practical considerations moving forward in areas such as power generation and water conservation.

Through the initiatives, continuous measurement will occur through Curtin University with White Gum Valley becoming a living laboratory. One of those areas is the solar and battery storage system. A precursor to what may happen in the future with development being totally off grid.

Another initiative is through a community bore that supplies all irrigation water. This community bore has been designed to achieve a balanced and sustainable recharge cycle where the water used is less than the recharge to the groundwater within the site. Add to these; stormwater management; reduction in waste and waste to landfill; the approach to landscape revegetation, solar and water management and we have a project that will be an absolute landmark going forward.

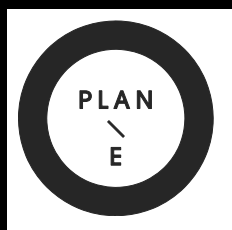
The monitoring and ongoing evaluation should benefit the development industry as a whole.

Congratulations to LandCorp and all involved in WGV @ White Gum Valley.





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## RISING STAR AWARD

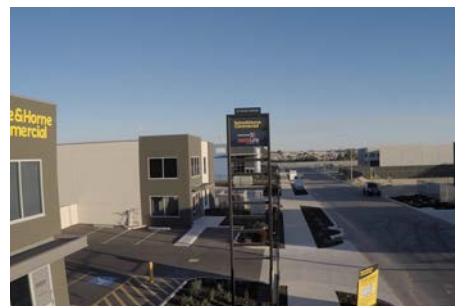
### WINNER: LINC PROPERTY, NORTHLINK INDUSTRIAL PARK

#### ABOUT THE PROJECT:

The development of Northlink Industrial Park has been undertaken as a Joint Venture between a not-for-profit Trust established by the South West Aboriginal Land and Sea Council and Linc Property. Northlink will generate funds that will be used by the trust for the benefit of current and future generations of Nyoongah people. The funds will be utilised for a range of Aboriginal community development and capacity building measures including education and training, employment, business loans and housing assistance.

This partnership unlocked commercial value of an existing Aboriginal landholding benefiting the broader Nyoongah Aboriginal community whilst supporting local employment opportunities and economic development of the Perth northern corridor.

Northlink Industrial Park is a prime example of a land development project in careful balance with sustainable development objectives and a great example of how the development industry can deliver social dividends to marginalised groups that otherwise would not have been possible.



#### JUDGES' COMMENTS:

A truly remarkable success story exists in what Linc Property has achieved with the Northlink Industrial Park. Working with the key stakeholders; Southwest Aboriginal Land and Sea Holders, The Aboriginal Lands Trust, The Noongar Community Aboriginal Corporation and The Equity Trustee Service Limited as trustee for the Noongar Community Trust, Linc Property have created an eighty eight hectare site into an industrial estate, a bush forever reserve, a community aboriginal cemetery and an estate open space.

The estate is best measured by the triple bottom line being a project which is socially and culturally conscious, environmentally sustainable and commercially successful.

Described as a challenging and testing project that delivered gains far beyond those envisaged at the outset, Linc has taken property development in WA to a whole new level and is an excellent and worthy winner of the Rising Star Award.

Well done Linc Property and all involved in the project, as well as those stakeholders who had the foresight and confidence in Linc to successfully take on and deliver this project.

Linc Property, a very worthy winner of the UDIA Rising Star Award 2016. Well done.



## ENVIRODEVELOPMENT CHAIRMAN'S CHOICE AWARD

### WINNER: ALKIMOS BEACH BY LENDLEASE AND LANDCORP

#### ABOUT THE PROJECT:

The Alkimos Beach development, a partnership between LandCorp and Lendlease, will be the largest and most significant coastal development in Perth's northern growth corridor in the last 50 years. The aspiration for Alkimos Beach is to demonstrate leadership in sustainability and to create a community of global significance that's moving toward carbon-neutral living.

Alkimos Beach is a 224 hectare development with approximately 2,000 dwellings. This development is part of a broader project that will, over a 20 year period, cover 710 hectares and house 15,000 people. Retention of existing key landscape features has been a major driver in the design of the beach development and involves creating landscape corridors connecting urban areas with the coast and areas of retained open space and dunes.

The built form outcomes has a strong focus on achieving significant energy and water efficiencies for residential households, with financial savings for householders a result. Implementing best practice for waste management and using environmentally responsible materials in construction ensures the built component of Alkimos Beach is a leading example of sustainable development.

There is also a very strong commitment by the development team to expand community knowledge of how to create and live a more healthy and sustainable life.

#### JUDGES' COMMENTS:

It can be seen that Lendlease and LandCorp have a successful partnership which is delivering excellence and innovation in sustainability at Alkimos Beach. This was recognised in 2012 when Alkimos Beach became the first project in Western Australia to achieve EnviroDevelopment Certification across all six focus areas.

But what sets Alkimos Beach apart is the continuous pursuit of innovation, including the recent collaboration to develop and deliver Australia's first community-scale battery storage trial. The trial will test the feasibility of a new energy retail model and help advance efficient and cost effective residential energy solutions.

Innovation in the community space is also keenly delivered. What can be seen at Alkimos Beach is the creation of a more resilient community, with a focus on strengthening community connections, building social networks and delivering early community activation. Initiatives that engage and connect with our youth are very commendable.

An innovative community space, called Sprout Hub, combines a social enterprise café, co-working space, event space, a digital community portal and a grassroots grant fund. The success of this initiative will see it replicated at other developments around Australia.

The BeachSAFE program is another community initiative that resonated well, where community and school surf education programs are provided for free.

EnviroDevelopment aims to recognise projects that are *living for the future, today*, Alkimos Beach is delivering on this and are the deserving winner, congratulations to Lendlease and LandCorp and all involved.







### Award Sponsor



### Finalist

Invita Apartments Stage 2

*Peet Limited and BGC  
Development*

## AFFORDABLE DEVELOPMENT AWARD

### WINNER: NICHELIVING MEDINA ENTERED BY NICHELIVING

#### ABOUT THE PROJECT:

A partnership between Nicheliving and the City of Kwinana, Nicheliving Medina was part of an overarching strategy to revitalise the greater Medina area. Nicheliving were allotted a subdivision of the Harry McGuigan Park for the creation of 62 architecturally-designed homes in a diverse range of forms.

Backed by \$4 million worth of funding from the Federal Government's Housing Affordability Fund, the development offered a unique opportunity to existing Medina residents to purchase a new property in their own area, with the additional benefit of a \$50,000 rebate through the government grant.

Nicheliving implemented a variety of innovative strategies to combat the challenge of designing and constructing quality homes on a restricted budget. It also undertook thorough consultation with local community groups to ensure the development would benefit Medina residents and injected \$450,000 into improvements throughout the park and surrounding area.



#### JUDGES' COMMENTS:

When it comes to affordable development this project by Nicheliving shows how it's really done. The success of Nicheliving Medina comes from working closely with the City of Kwinana to develop fifty homes and twelve apartments alongside the Medina townsite and adjoining the rejuvenated Harry McGuigan Park.

This location, along with access to public transport gives the development by Nicheliving, affordability to buy and makes it affordable in the long term to its residents. A feature of this development was the innovative use of Commonwealth Grants to further reduce the initial price for buyers by over fifty thousand dollars. The result was a price point that meant many people who never considered themselves potential home owners were actually able to purchase their own home affordably. These home owners were perhaps the real winners here with prices starting from one hundred and ninety nine thousand dollars.

Architecturally designed homes constructed in a community setting meant very little compromise to achieve the successful result. The innovative use of a unique panel construction system provided additional ceiling heights and improved thermal capacities, as well as universal access.

The development shows what can really be achieved when a focused company successfully unites Local, State and Federal Governments to all work together on a ground-breaking worthwhile project.

Well done Nicheliving and congratulations to the Local Government decision makers who contributed to make the project an affordable entry point for so many West Australians.

Congratulations Nicheliving a worthy winner of the UDIA Affordable Development category for 2016.



#### Award Sponsor



#### Finalist

WGV @ White Gum  
Valley  
*LandCorp*

## ENVIRONMENTAL EXCELLENCE AWARD

### WINNER: OSPREY WATERS ENTERED BY MIRVAC

#### ABOUT THE PROJECT:

Osprey Waters is a Mirvac masterplanned community located in Erskine along the Peel inlet, just minutes from shops, schools, transport links and Mandurah's City Centre.

The picturesque community has been specifically designed to connect residents with the estuary and deliver connected and convenient waterside living. The development features 6.38 hectares of landscaped parkland with walkways, boardwalks, native vegetation, playgrounds and BBQ amenities that enhance the living experience of Osprey Waters.

Osprey Waters includes 470 homesites in an impressive range of sizes, from cottage to family size, as well as house and land packages to suit a range of homebuyers including single owner occupiers, couples, young and maturing families and downsizers.

The natural environment of estuary foreshore and surrounding bushland is a focal point of Osprey Waters and includes beautiful tree-lined streets, landscaped open spaces, retained natural vegetation and protection of wildlife habitats including the Osprey and Black Cockatoo.



#### JUDGES' COMMENTS:

This development presents a real estuary living environment which is activated through the waterfront and neighbourhood with the retained and enhanced environmental elements of the site.

Situated close into Mandurah, one approaches Osprey Waters through an older residential area to the development situated on the banks of the Peel-Harvey estuary in Erskine. The site is surrounded by a significant conservation wetland including the Mandurah channel.

The quality of the overall development is outstanding.

The overall design provides an integration of the community with the rehabilitated and revegetated estuary bank and linear use corridor. Public amenities have been married into the rehabilitated areas and nature reserves with cycle paths weaving through the natural vegetation. As well as the increase in the fauna species, Osprey nests were located within the site and the area now has Ospreys in residence.

A very impressive development with too many environmental considerations to talk about here.

Osprey Waters is an outstanding example of what can be achieved and fully deserves the Environmental Excellence Award in 2016.

Congratulations to Mirvac and all involved in Osprey Waters.





#### Award Sponsor



#### Finalist

Tribeca South

*BGC Development*

## HIGH DENSITY DEVELOPMENT AWARD

### WINNER: ARIA APARTMENTS ENTERED BY BLACKBURNE PROPERTY

#### ABOUT THE PROJECT:

To reinvigorate the owner-occupier market in the Western Suburbs, Blackburne developed Aria with an international standard of design and amenity that Perth had never seen before.

The level of personalisation was remarkable, from the huge choice of dwelling types to the unprecedented level of control over fitout.

International research identified trends in design and amenity, which were incorporated into Aria's unique mix of shared resident facilities.

Blackburne leveraged these facilities in nurturing an active Aria community. They hired live-in building managers and established the Aria BuildingLink online portal. Residents received a settlement gift of an iPad for accessing the system.

Community events are organised by the building managers, establishing a vibrant, self-sustaining social scene around the unique Aria hub.

By creating a new standard of design and amenity, Aria achieved \$70 million in sales within 3 months of the project launch in May 2014, and reignited the high-end owner-occupier market.

#### JUDGES' COMMENTS:

It is said that great design creates its own demand and that's exactly what has been achieved by Blackburne Property Group, with Aria Luxury Apartments Swanbourne.

The complex of one hundred and fifty six apartments set over five levels has been mostly bought by owner occupiers from the discerning western suburbs of Perth. These aspirational homes have combined luxury living, setting a new benchmark of style for apartments in Perth.

The success of the project is proven with the near sell out of all apartments prior to completion and a rush of sales once the development was completed. Innovative marketing showcased the style, liveability and sense of community Aria would provide and this showed in the sales success.

Attention and respect to resident living and community interaction have created a luxurious, aspirational yet liveable lifestyle. Whether it be enjoying privacy, relaxing by the horizon pool or in the sauna, tapping into your private wine collection, having a dinner party with friends, having your home shopping delivered or even a yoga or gym session, Aria has exceptional facilities to cater for it all via the in-house iPad technology. No detail has been overlooked.

The development has been able to cater for downsizers, upgraders and investor purchasers through an array of one, two and three bedroom designs at a variety of price points starting from four hundred and ninety thousand dollars.

Aria simply says, yes you can have it all, this is how you do it.

Congratulations to all who contributed to the success of Aria Apartments and congratulations to Blackburne Property Group, winners of the UDIA High Density category for 2016.





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**Finalist**

Unison on Tenth

*Finbar Group Limited*

## URBAN RENEWAL AWARD

### JOINT WINNER: THE NEW NORTH ENTERED BY SATTERLEY PROPERTY GROUP AND HOUSING AUTHORITY

#### ABOUT THE PROJECT:

It's been 18 years in the making, but today **The New North** Project stands as one of the most ambitious and successful urban renewal projects ever achieved in Australia.

The ambitious refurbishment program developed by Satterley and the Housing Authority has:

- Reduced the public housing presence for a better and more balanced social mix.
- Beautified the area with upgraded infrastructure, improved streetscapes, striking entry statements and enhanced parks.
- Replaced the social stigma of living in these suburbs with a sense of civic pride.
- Dramatically reduced the suburbs' once stubbornly high crime rates.
- Boosted home ownership, while attracting professional couples, single people and young families to the suburbs due to its close proximity to the city.



As well as the refurbished homes that Satterley has sold to new owners, the programme has demolished over 570 dwellings, and developed close to 300 vacant lots in the area.

The transformation of homes, apartments and streetscapes in The New North has been a role model for urban renewal throughout Australia.

#### JUDGES' COMMENTS:

**The New North** was finalised this year after 18 years and has seen a complete shift in what was a rundown state housing development with all its social crime and economic issues, now transformed to a very desirable, while still affordable, urban area. Possibly the most remarkable component of this redevelopment has been the ability to run it under a self-funded structure. Some statistics really give an idea of the size. There are one thousand two hundred and thirty five dwellings retained and refurbished. Five hundred and seventy two dwellings demolished and two hundred and ninety four residential lots created. During that time there has been a four hundred percent increase in property values. Testimonies of this success has been the now ongoing private sector investment and the movement of people to the area for what The New North now offers. Congratulations to Satterley Property Group, Housing Authority and all involved in The New North.



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## URBAN RENEWAL AWARD

### JOINT WINNER: THE PLAYGROUND COOLBELLUP ENTERED BY LANDCORP AND LENDLEASE

#### ABOUT THE PROJECT:

**The Playground development at Coolbellup** is the second of three surplus primary school sites to be redeveloped by LandCorp and Lendlease under a development partnering arrangement. Located 15km from Perth City and only 8km from Fremantle, The Playground is a leading example of a sustainable small residential urban infill project in Western Australia with 1 hectare of Public Open Space, 54 residential lots and 2 grouped housing sites. Careful and thoughtful planning and design of The Playground reflects a genuine commitment to understanding, reinterpreting and celebrating the site's significant environmental features and rich cultural heritage.

The Playground is delivering a new vibrant urban community, seamlessly transitioning with the existing community of Coolbellup whilst addressing increased demand from residents for affordable housing choices in the Coolbellup area. Through innovative planning for smaller blocks, The Playground has truly redefined what was possible for Coolbellup and catalysed further rejuvenation of the area.



#### JUDGES' COMMENTS:

**The Playground** sits on the site of the old Northlake primary school, redeveloped by LandCorp and Lendlease in a partnering relationship. The very careful planning has borrowed and protected part of its past and at the same time created a diversity in housing stock. Twenty five percent of the site is public space which gives a feeling of tranquillity to the development. The central core has provided a community asset for the greater community as a whole. The tree retention also adds a visual dimension because of the age of the trees including one outstanding stand of very mature fig trees separating the housing stock from medium density dwellings. This development is not only a great place for those moving there, but adds substantial value to the surrounding community. Congratulations to Lendlease, LandCorp and all involved in The Playground.





**Award Sponsor**

**The West Australian**

## SENIORS LIVING AWARD

### WINNER: BRAEMAR COOINDA ENTERED BY BRAEMAR PRESBYTERIAN CARE

#### ABOUT THE PROJECT:

Braemar Cooinda, meaning 'happy place' has been built by Braemar Presbyterian Care and as part of a premium "hotel style" approach, the facility comprises single rooms with ensuite, large amenity spaces, on-site allied health professional care 24/7, private areas for families and friends to visit, a hairdressing salon and full on-site catering and laundry facilities.

The optimum results that have been achieved with this project have been primarily due to the collaborative "design and construct" approach undertaken and a rigorous master planning process" said CEO Glenn Muskett.

A contemporary built form was proposed for the development and throughout the facility high importance has been placed creating a homely environment for residents.

The Cooinda project represents a shift away from traditional low rise and isolated residential care facilities into more centralised and greater density locations. Cooinda is an example of higher density development located on a large inner suburban site with excellent transport links.

#### JUDGES' COMMENTS:

A key to the success of Braemar Cooinda has been the collaborative design and construct approach to achieve a truly award winning property. The building was specifically designed to integrate with the existing surroundings and unique challenges of this prominent high profile corner site and it has achieved both excellent usage and added to the suburbs appeal with the use of public art.

The project represents a shift away from traditional low rise and isolated residential care facilities into a more centralised modern facility incorporating one hundred and eight beds and a modern office facility all set over four levels on a site of four thousand eight hundred and eighty five square metres.

The internal fit-out is both modern and homely, with residents being able to feel like individuals in a state of the art efficient building. The developer and operator have moved through the process from the outset with the residents and operational efficiency as the top priority. The facility allows the residents and residents to be, to create a sense of place that they can call home, and above all enjoy and be happy.

Well done to all involved in the Braemar Cooinda, state of the art seniors residential facility in Melville. A worthy winner of the UDIA Seniors Living category for 2016.





**Award Sponsor**



## MEDIUM DENSITY DEVELOPMENT AWARD

### WINNER: INVITA APARTMENTS STAGE 2 ENTERED BY PEET LIMITED AND BGC DEVELOPMENT

#### ABOUT THE PROJECT:

Invita Stage 2 Apartments, by Peet Limited and BGC Development, is a landmark in The Village at Wellard, pioneering chic, city living in the suburbs – setting a new standard in medium density development.

The contemporary apartments are a key element in the multi-million dollar transit village design and an exciting new addition to the housing product in Perth's outer suburbs.

The architect-designed complex reflects aspirational market trends, with upmarket designs, quality finishes and a focus on lifestyle convenience at a price well below the Perth average.

The two and three-storey development has high street appeal with a clever mix of maisonettes and large format apartments.

The 46 units are compact, yet space efficient with one and two-bedroom floorplans from 66sqm to 100sqm featuring secure car parking, private balconies or courtyards, built-in robes and European-style kitchens.

Efficient landscaping, six-star energy rating and low strata fees significantly reduce maintenance and running costs.

#### JUDGES' COMMENTS:

This development breaks the mould of traditional apartment living, showing what can be done when a development has the advantages of a train station with a shopping precinct adjacent to it and the opportunity to intensify the development immediately adjoining.

Peet have taken the opportunity to advance from their original apartments in design and construction to create these new ones in stage 2. They have excellent architectural merit while providing a very affordable outcome, from two hundred and eighty thousand to three hundred and seventy thousand dollars for a one hundred metre square two-bedroom unit. Internal spaces were roomy and very fashionable and well appointed to the price point. Take-up has been by both downsizers and young professionals taking advantage of the location and the price.

The site presented some challenges with the way it falls away but at the same time has given the form a greater degree of interest. The buildings have good architectural design for the price point they were able to achieve.

A very impressive and affordable development, showing what can be achieved where a developer makes the most of an opportunity.

Congratulations to Peet Limited, BGC Development and all involved in Invita Stage 2.





#### Award Sponsor



#### Finalist

Northlink Industrial Park

*Linc Property*

## SUSTAINABLE URBAN DEVELOPMENT AWARD

### WINNER: THE VILLAGE AT WELLARD BY PEET LIMITED AND HOUSING AUTHORITY

#### ABOUT THE PROJECT:

The Village at Wellard is Perth's first full-catchment greenfields transit-oriented development and a model in urban design.

The centrepiece is the Wellard Train Station – which is walking distance for most residents – and the multi-million dollar Village Centre with its vibrant mix of retail and commercial development flanked by schools, parks and community spaces.

The project offers some of the most affordable living on the market, with a diverse choice of lots, and pioneering city-style apartments. The neighbourhood design promotes a healthy, convenient lifestyle that minimises resource usage and reliance on cars. Its extensive parklands and public open spaces blend seamlessly with pristine natural bush and wetlands.

Now almost 70 per cent complete, The Village at Wellard is one of Perth's best-selling estates. It has helped reshape perceptions of Kwinana, attracting new interest and opportunity into a previously challenged region, and establishing a beautiful, affordable neighbourhood for generations to come.



#### JUDGES' COMMENTS:

Probably the key to The Village at Wellard is the real diversity of the development. There is diversity in the natural topography, lot configuration and housing stock. When this is put together with the advantages of the rail, it presents a very liveable community.

The community is also almost autonomous to the surrounding suburbs. It is as aptly named a village. The structure plan has maximised the community formation and created an integrated land use and transport village which generates social, economic and environmental opportunities. It is very much a Liveable Neighbourhoods Community where walkability is primary. Most homes are within a ten minute walk to the Wellard train station. This reduces the need for car dependency and encourages greater community social interaction.

Another outstanding feature of Wellard is the mature trees retained throughout and the bushland settings provided through the wetlands and the bush forever site.

Village at Wellard is a very deserving winner of the sustainability award, congratulations to Peet Limited, Housing Authority and all involved.





**Award Sponsor**



**Finalist**

The Playground at  
Coolbellup

*Lendlease and LandCorp*

## RESIDENTIAL DEVELOPMENT UNDER 250 LOTS AWARD

### WINNER: ELIZA PONDS ENTERED BY MMJ REAL ESTATE

#### ABOUT THE PROJECT:

The Eliza Ponds community is being developed by George Weston Foods on the old Watsonia manufacturing site in Spearwood.

The food manufacturer operated a factory on the site for 100 years after it was initially founded by William Watson, a businessman and federal politician.

Also a renowned philanthropist, William was married to Eliza and Watsonia was a major employer in Spearwood until 2009.

Over the past five years, the property division of George Weston Foods has worked with MMJ Real Estate WA to transform the site into a well thought-out masterplanned community.

Eliza Ponds will eventually consist of 360 homesites and be home to 1,000 residents. The developers are proud the estate is now a sought-after community.

In 2015, Eliza Ponds was bestowed the top award for Urban Water Excellence by the Urban Development Institute of Australia (UDIA), in addition to it being named the year's best Urban Renewal Project.

#### JUDGES' COMMENTS:

Eliza Ponds is named after the wife of the original Watson family who founded the Watsonia foods factory on the site, once the biggest employer in the region for decades.

The development started with a one hundred year old disused industrial facility set on twenty eight hectares on fourteen separate titles. Challenging the development was the six years it took incorporating both Local and District Planning Schemes, being surrounded by a rail line, high voltage overhead power lines and a high water table, the retention of significant local heritage issues and the removal of past site contamination – just to mention a few.

It now delivers the stunning Eliza Ponds, over five hectares of public open space showcasing the stunning water facilities, almost two hundred and fifty lots including some mixed use development the preservation and reuse of some of the old factory equipment and retention of the old rose garden and steps of the original Watson family home. By the way divers were required to install the sewer pump station along the way to achieve this excellent result.

MMJ have successfully negotiated all of this and more to deliver an estate with a range of lot sizes to create housing diversity set around the previously degraded factory ponds that now provide a remarkable centrepiece to the community.

Since launching sales in May 2013, MMJ have achieved a sales rate of six lots per month at an average price of three hundred and sixty five thousand dollars, despite market fluctuations, and have not only delivered a healthy return to the investors, they have returned a healthy site to the community.

Well done MMJ in delivering Eliza Ponds winner of the 2016 UDIA Residential Development Under 250 Lots category.





#### Award Sponsor



#### Finalists

Honeywood Estate

Satterley Property Group

Osprey Waters

Mirvac

## RESIDENTIAL DEVELOPMENT OVER 250 LOTS AWARD

### WINNER: ANNIE'S LANDING ELLENBROOK ENTERED BY LWP PROPERTY GROUP ON BEHALF OF THE ELLENBROOK JOINT VENTURE

#### ABOUT THE PROJECT:

Annie's Landing is the eighth and final village to be developed in the town of Ellenbrook which is located approximately 25kms north east of Perth. Annie's Landing extends over 116ha and will deliver over 1350 dwellings. Drawing its inspiration from the adjoining Avon Valley, the village is designed to provide a sense of escape whilst being part of the emerging new town of Ellenbrook.

A number of innovative and special features have been implemented in the design and delivery of Annie's Landing.

- Planning - traditional planning, mixed use development, housing diversity and comprehensive community planning being delivered at Annie's Landing.
  - Housing Mix - offering a wide range of housing types and sizes.
  - Technology - provision of Telstra Velocity/Fibre optic network to housing.
  - Public Art - a community artist has provided an artistic perspective to the village and designed/constructed specific public art that informs and reflects the Avon Valley story and helps to create a sense of place.
  - Ageing in Place - The creation of the compact house/land packages that are being delivered at Annie's Landing allows residents to 'age in place' as part of the local community in their own home.
- Environment - implementation of a local conservation and environmental management plan has resulted in the maintenance of the biological condition and ecological viability of core conservation areas and environmental linkages (Lexia Wetlands).



#### JUDGES' COMMENTS:

Annie's Landing is the eighth and final village to be developed in the town of Ellenbrook. Having commenced planning in 2008 this one hundred and sixteen hectare site offers a truly unique and progressive residential development in Perth. Located on the outskirts of the Ellenbrook Townsite, Annie's Landing set out to achieve an offering of larger lots up to two thousand five hundred square metres providing an authentic rural lifestyle setting, encompassing public open space, a primary school, retail commercial and community facilities and the broadest mix of home sites in WA.

The creation of the distinctive rural village setting and theme running through all aspects of the estate are a key to the success of the project. The theme is reinforced throughout the built form, parkland, school and community facilities and give the project a respected success.

It's definitely worth a drive through Annie's Landing to see how LWP Property Group have envisaged and created such a desirable residential estate, setting a new benchmark in what can be achieved with a broad vision and attention to detail.

Setting the tone from the start is the twenty three home display village at the estate entry showcasing how the style of the Builtform becomes comparable with this themed estate. Working closely with the best of the building industry, the project team shows how easily the theme can be maintained and grown. The further commitment of the developer is shown by incorporating clear design guidelines and with the developer taking responsibility for the installation of front yard landscaping and both side and rear fencing to ensure a consistent quality outcome and seamless integration of group, public and other housing.



#### Award Sponsor



#### Finalist

Newhaven

Stockland

## MASTERPLANNED DEVELOPMENT AWARD

### WINNER: VALE BY STOCKLAND

#### ABOUT THE PROJECT:

Vale is a thriving residential project, located adjacent the Swan Valley which will boast 5,000 homes upon completion. Home to lakes, parks, schools and shops with a brand new dog training park and by mid-year, a new adventure playground. By year end, a second shopping precinct will unveil including Woolworths.

More than 20 per cent of the 537-hectare community is dedicated to open space with Vale's housing precincts separated by natural, bush corridors. In addition, streets and parks are lined with mature existing trees to create a shaded, green and natural feel.

Vale offers a wide range of affordable and innovative housing options so that residents can move through the entire housing cycle from their first home to retirement living without having to leave the area or their family and friends. A new display village featuring 25 designs with the latest trends and designs was launched in May.



#### JUDGES' COMMENTS:

Words from Stockland's submission best describes the impact of this development:

"Vale is a special place that showcases everything a planned community can and should be. It's green, it's natural, it's unfussy, it has beautiful views, it's true to the character of the Swan Valley, it's a close-knit community – and all in one of the fastest growing corridors in Western Australia. There's the reason people love to live there."

This master-planned community entry ticked all the boxes in the judging criteria.

Fifteen years since the initial planning of this community, has seen the development grow into different communities, creating quite a variety in housing types and structural formation of the overall plan. Local neighbourhoods are placed within landscape and environmental corridors to create a clear urban structure with three precincts.

About twenty three percent of the site is retained for bushland, wetland and parkland. The wetlands appear to meander through the development. This really enhances the overall feel this development.

With its schools, community facilities, sporting complexes and shopping facilities, Vale is very much a comprehensive community. Its success is evident in the number of families that have made Vale home.

Vale is a worthy winner of the 2016 UDIA Masterplanned Community Award, congratulations to Stockland and all involved.