



# 2013 Awards for excellence

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# 2013 Awards for excellence

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## President's Award

*The Lime Street Project*  
The Department of Housing/St Bartholomew's House/  
formworks architecture

## Affordable Development

**Winner**  
*Living Space*  
Department of Housing

**Finalists**  
*Banksia Grove*  
Banksia Grove Development Nominees/Department of  
Housing

*Evermore Heights*  
Satterley Property Group/LandCorp

## Environmental Excellence

**Winner**  
*Frasers Landing*  
RPS on behalf of Frasers Property  
Management Australia Pty Ltd

**Finalist**  
*Highland Reserve at Jane Brook*  
Mirvac

## High Density Development

**Winner**  
*Pelago West*  
Finbar Group Ltd

**Finalists**  
*Adagio*  
Finbar Group Ltd

*Building for Diversity*  
Department of Housing/Foundation Housing Ltd

*The Lime Street Project*  
The Department of Housing/St Bartholomew's House/  
formworks architecture

## Judges' Award

*Pelago West*  
Finbar Group Ltd

## Seniors Living

**Winner**  
*Affinity Village*  
Stockland

## Urban Renewal

**Winner**  
*The Bellevue*  
Visionaire Group Pty Ltd

**Finalists**  
*Building for Diversity*  
Department of Housing/Foundation Housing Ltd

*The New North*  
Satterley Property Group/Department of Housing

## Medium Density

**Winner**  
*Centro North East*  
Qube Property Group

**Finalist**  
*Living Space*  
Department of Housing

## Urban Water Excellence

**Winner**  
*Port Coogee*  
Australand

## Sustainable Urban Development

**Winner**  
*The Lime Street Project*  
The Department of Housing/St Bartholomew's House/  
formworks architecture

## Rising Star Award

*The Bellevue*  
Visionaire Group Pty Ltd

## Finalists

*Building for Diversity*  
Department of Housing/Foundation Housing Ltd

*Living Space*  
Department of Housing

## Residential Development Under 250 Lots

**Winner**  
*Highland Reserve at Jane Brook*  
Mirvac

**Finalists**  
*Kalimna*  
Australand

*The Village at Banksia Grove*  
Banksia Grove Development Nominees/  
Department of Housing

## Residential Development Over 250 Lots

**Winner**  
*Meadow Springs*  
Mirvac

**Finalists**  
*Honeywood Estate*  
Satterley Property Group

*The Village at Wellard*  
Peet Limited/Department of Housing

## Masterplanned Development

**Winner**  
*Brighton Estate*  
Satterley Property Group/Department of Housing

## Finalists

*Vale*  
Stockland



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Greencap ENV was proud to be a Diamond sponsor for the 2013 Urban Development Industry Australia – WA Division’s “Awards for Excellence”, as we strongly encourage and advocate the promotion of the exciting and visionary work being undertaken by the land development sector. We live in interesting and somewhat turbulent times, economically, socially and environmentally.

The UDIA awards collectively provides us with the chance to contemplate how we are meeting these challenges, what this means to our businesses, clients and the community and show how proud we are of our contribution to the betterment of society.

The Awards night is a time when industry celebrates the creative and comprehensive work being undertaken within land developments across Western Australia. The night allows those developments; whether residential, commercial or industrial; to be showcased. We congratulate those who have been shown to be providing the highest quality developments within the WA market.



Government of Western Australia  
Department of Housing

#### Finalists

Banksia Grove  
Banksia Grove Development Nominees/  
Department of Housing

Evermore Heights  
Satterley Property Group/LandCorp

## Winner: Affordable Development Award

### LIVING SPACE DEPARTMENT OF HOUSING

#### About the Project

*Living Space*, the Department of Housing's innovative and sustainable development at Cockburn Central in Perth's southern corridor, is turning heads with its eye-catching design and affordable housing offerings.

Close to major transport routes, hospitals, educational facilities, sporting venues and shopping precincts, the medium density, mixed-use project was developed to offer affordable housing opportunities in a vibrant and engaged environment, while showcasing leading edge designs.

*Living Space* introduces an innovative mix of affordable rental and home ownership options to Cockburn Central area and is being hailed as a great success. More than 75 percent of its 130 residential units are now occupied and interest in the one, two and three-bedroom properties remains high.

Funded through the Commonwealth's Nation Building Economic Stimulus Plan, the development consists of 67 one-bedroom, 56 two-bedroom and seven three-bedroom residential units, as well as six commercial units. The units are spread across the five buildings ranging from three to five stories. The buildings that make up *Living Space* are a varied group each created with individual character, entrance addresses, names and aspect resulting in a spatially rich and rewarding place to live.

Developed in partnership with contractor Probuild Constructions (Australia), work started on the project's futuristic design in November 2010. The development features unique landscaping, universal and adaptable design elements, and six-to-ten star energy ratings. It is one of the largest energy-efficient buildings in the State, and the first multi-storey residential building in WA to be linked to the National Broadband Network. *Living Space* will provide both home ownership and rental opportunities to meet the needs of a range of households.

Twenty-five units are being sold through the Department's Opening Doors Affordable Sales Program, with a large proportion of these being offered under a shared home ownership scheme targeted at low-to-moderate income households.

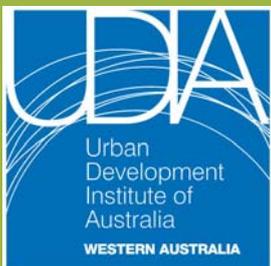
A key innovation is also the allocation of 52 units for a pilot affordable rental program for key workers that meet certain income and asset eligibility criteria. These units will be rented at 20 per cent below the market rent. A further 23 units have also been leased under a Key Worker Rental Program that supports the resource industry. These units are leased to Chevron staff working on some initial critical components of the Gorgon gas project and have also been made available for sale to investors.

Six units in the development will be leased for commercial use, and 26 allocated for social housing. Four units have also been allocated for sale to social housing tenants transitioning to home ownership.

More information on *Living Space* is available at <http://www.livingspacecockburn.com.au>.

#### Judges' Comments

The Department of Housing's "Living Space" development at Cockburn Central is a medium density, mixed use project that offers affordable and sustainable living options in a modern, vibrant and engaged community. Living Space's mix of affordable rental, social rental, commercial rental and home ownership opportunities ensures financial sustainability that will provide key sources of ongoing funding to support broader affordable housing activities. Each apartment has achieved energy rating of six to ten Stars making the development one of the largest energy efficient buildings in the State. Orientation, insulation, glazing and other features contribute towards low energy costs, along with energy efficient lighting, water efficient fittings and heating features.





Finalist Environmental Excellence  
Highland Reserve at Jane Brook  
Entered by Mirvac

Winner:  
Environmental Excellence Award

FRASERS LANDING MANDURAH  
RPS ON BEHALF OF FRASERS  
PROPERTY MANAGEMENT  
AUSTRALIA PTY LTD

#### About the Project

Frasers Property is the global developer behind the stunning Frasers Landing development in Mandurah.

Located on 52 hectares of riverine land adjoining the Serpentine River, Frasers Landing is an evolving community across 12 hamlets, including a diverse selection of house and land packages.

Built along more than a kilometre of river frontage, Frasers Landing offers spectacular natural bushland settings less than an hour from the Perth Central Business District.

Many of the homes will retain the natural canopy and existing vegetation, creating a location sympathetic to its environment. Tree-lined streets, walking tracks, boardwalks and parklands make Frasers Landing stand apart from other developments as a liveable residential community built in harmony with the environment.

The property is a rare vision for Mandurah, with hamlets nestled in retained and protected bushlands. The homes have been designed exclusively for Frasers Landing, and are a perfect fit from trusted builders Homebuyers Centre, Cachet, Impressions and Metrostyle.

New purchasers can liaise with builders to select a piece of land with a specifically designed house especially for that block. Every house and land package is sensitive to the riverine setting.

The masterplan features strong eco-credentials in keeping with the overall vision for living in harmony with nature, but without compromising luxury, amenity and lifestyle.

This will undoubtedly be one of Mandurah's most desirable locations, offering a sustainable, healthy lifestyle for those families who make it their home.

For further information call or visit the Frasers Landing sales office or call Realmark Mandurah on 1300 306 966

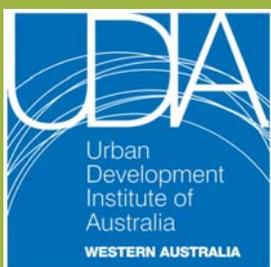
#### Judges' Comments

Frasers Landing has an overriding objective to create a 'village in a forest' in recognition of the significant stands of vegetation that cover the site. Twelve hectares of the fifty two hectare site was set aside as a core conservation reserve while the development itself consists of a series of strata titled 'hamlets' with the common property being largely the retained vegetation.

The dwellings come as a house and land package, to ensure each development fits in with the overall objectives. Proximity to the Serpentine River and the Peel Inlet/Harvey Estuary meant strict environmental management controls were required.

The statutory commitment of Frasers Property to best practice environmental management through a set of detailed special provisions in the City of Mandurah's town planning scheme, led to the EPA not formally assessing the proposal which is testament to the quality of the environmental management regime that applies to the development.

Frasers Landing is an exceptionally innovative response to the environmental context of the site. With a statutory commitment to best practice environmental management, the Frasers Property Group recognised that the greatest asset of the site is its extensive vegetation and in particular the trees and understorey. As a result the development retains twelve hectares of native vegetation in a Core Conservation Reserve and adopted ten Environmental Management Plans which address Urban Water; Nutrient, Irrigation and Fill; Artificial Water Body; Vegetation Retention; Vegetation; Flora Relocation; Foreshore and Core Conservation Areas; Acid Sulfate and Wildlife management. The innovative and unconventional hamlet design ensures a strong connection to the environment.



Sponsor Judges Award



Sponsor High Density Award



High Density Award Finalists

Adagio  
Finbar Group Ltd

Building for Diversity  
Department of Housing/Foundation  
Housing Ltd

The Lime Street Project  
The Department of Housing/  
St Bartholomew's House/formworks  
architecture

Winner:

- High Density Award
- 2013 Judges Award

PELAGO WEST - FINBAR

About the Project

Pelago West is Karratha's first modern high-rise development providing a lifestyle never before seen in WA's North West. Pelago West offers 114 one, two and three bedroom apartments along with 8 impressive commercial spaces. Residents

enjoy the luxury of well-appointed apartments as well as resort style facilities including a 25-metre pool, heated spa, sauna, residents lounge, children's playground and a state-of-the-art gymnasium, offering residents a lifestyle never before seen in WA's North West.

Pelago West is a bold step towards delivering on the WA Government's Pilbara Cities vision to turn Karratha into a City of the North with a planned population of 50,000. Finbar Managing Director Darren Pateman said "We do not see the Pelago projects as a commitment, but rather the beginning of a long term relationship with the region where we can develop better lifestyles for Pilbara workers and their families, and help satisfy demand for many years to come." Ideally located on Sharpe Avenue, the Pilbara Cities plan is set to evolve Pelago's location into an entertainment precinct including restaurants, cafes, cinemas, a theatre and bars.

Building a high-rise development in the middle of Karratha presented a number of construction and logistical challenges. Mr Pateman commented that "The project would not have been possible without the strong ongoing relationship between Finbar and its key stakeholders."

A number of key initiatives were undertaken which lead to the success of the development. Finbar are pioneers in using 'Bubbledeck' for slab construction, which not only improves the environmental efficiencies of the project but also meant the slabs were able to be pre-fabricated off-site in Perth, providing significant logistical advantages. Pelago West has been innovatively designed to achieve a Six Star Energy Rating, even in the harsh arid climate of Australia's North West. Solar orientation and a base build solar photo voltaic energy system makes use of the Pilbara's abundance of sunlight. A dehumidification system supplies individual apartments with room temperature, dehumidified fresh air to improve comfort during periods of high humidity and reduce air conditioning running costs. Grey water from this process is then recycled to sustainably irrigate landscaping around Pelago West, which greatly enhances the amenity of residents and the community.

Finbar are set to continue developing better lifestyles in the Pilbara with stage two of the development, Pelago East, now under construction. Comprising 188 residential and commercial lots, Pelago East is due for completion in late 2013.

Judges' Comments

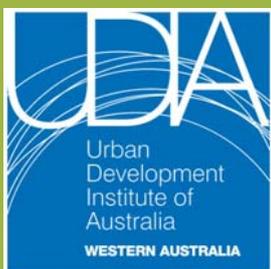
Karratha is not associated with high density living. Finbar took the opportunity to acquire the site for Pelago West in 2010. As part of the government's Pilbara Cities initiative, the Karratha City of the North Plan, called for an iconic building to 'bookend' Sharpe Avenue becoming part of the revitalisation of the town centre. Combined with the almost completed Pelago East, this development will transform how Karratha will be perceived.

Pelago West is a high quality, well designed building in any setting, but is all the more impressive in Karratha. Innovations in engineering and the dehumidification system to counter specific climatic conditions in Karratha add to the list of achievements inherent in the building that will now set the benchmark for the revitalisation of Karratha's town centre.

The development of Pelago West - a high density and high rise apartment building in Karratha, presented a number of challenges for Finbar. Cyclonic winds, extreme summer temperatures, much higher costs in the Pilbara compared with the metropolitan area, and market acceptance for an untried product presented a daunting set of obstacles. Finbar overcame all of them to produce a quality building that represents the new face of Karratha.



Pelago West is a nine level development with 114 apartments and eight ground floor commercial tenancies. The standard of finish and the range of facilities provided with the apartments has set a new standard for Karratha. Construction techniques pioneered by Finbar in Perth were employed in Pelago West, enabling a cost-effective and flexible design to be achieved together with a rapid timetable to completion.





#### Finalists

Building for Diversity  
Entered by the Department of Housing/  
Foundation Housing Ltd

The New North  
Entered by Satterley Property Group/  
Department of Housing

Winner: Urban Renewal Award  
Rising Star Award

#### THE BELLEVUE VISIONAIRE GROUP

##### About the Project

The highly anticipated redevelopment of the iconic 1960's Kings Park apartment building *Sunny Meed* is now complete and has made its mark on the Perth city skyline.

Sitting atop Mount Eliza and exclusively situated at 18 Bellevue Terrace, the prestigious building is now known as The Bellevue – in keeping with the iconic nature of the building and location – and has been revitalised by boutique developer Visionaire Group.

The breathtaking result is 11 full floor luxury apartments including a double level penthouse housed within a striking glass, stone and timber building befitting its highly sought after location.

Construction commenced on the building in 2010 and has seen the existing building remodelled and extended to increase the residential floor area. The refurbished building consists of 10 full floor apartments, including a sub-penthouse, each with three bedrooms and two bathrooms, in addition to three separate balconies.

A penthouse is also incorporated into The Bellevue redevelopment, which offers four bedrooms and two bathrooms as well as exclusive use of a full level rooftop terrace complete with outdoor kitchen. Boasting sweeping views of Kings Park, the Swan River and Perth's skyline from the full floor residences, the visionary development is completed by a multi-million dollar renovation of its existing façade. Director of Visionaire Group Joshua Coffey said The Bellevue had represented one of the last remaining development opportunities on Bellevue Terrace and he is extremely proud to now see his vision become home to its proud new owners.

"The Bellevue redevelopment embodies the trend towards five star inner-city luxury apartment living, and this is certainly city-living at its breathtaking best," he said.

"With Kings Park on the doorstep, the vibrant West End within walking distance and the river foreshore accessible by Jacobs Ladder, these luxurious apartments personify their first-class location and it is up there in terms of Perth's best address."

The impressive development features stunning design and layout by award-winning architect Frank Ricci of Studio di Architettura.

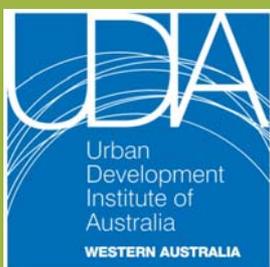
The spacious apartments offer premium quality fixtures and materials as well as a luxurious interior fitout. Premium residents' facilities also include an entertainment deck and compact luxury swimming pool.

##### Judges' Comments

Innovative design and the purchase of additional plot ratio from a heritage site in Perth has produced a striking modern apartment complex in West Perth that was once a ten storey block of flats. The Bellevue development has transformed the original "Sunny Meed" building into a renewal masterpiece with a floor plate that increases incrementally up the building to produce larger apartments on the upper floors and creates a gradual curve to the exterior of the building when viewed from the City. The building materials used include Kimberly stone tinted glass and clever lighting resulting in a building that blends beautifully with the Kings Park surrounds.



The Bellevue has seen the refurbishment of one of the City's first apartment buildings "Sunny Meed" into a residential building designed to suit the needs of today's urban apartment dweller and maximising the lifestyle afforded by this unique location on the doorstep of Kings Park. Many architectural, engineering and planning challenges were overcome to produce a high quality building with innovative features yet maintaining a strong relationship with the surrounding areas with the use of Kimberly stone, tinted glass and lighting paying homage to the surrounds of river, city and bushlands.



**Winner Seniors Living Award****AFFINITY VILLAGE AT SETTLERS HILLS  
STOCKLAND****About the Project**

Affinity Village - Stockland's first development retirement village in Western Australia - has set a new standard in retirement living since its completion in March 2012.

Located in Baldivis, just 35 minutes south of Perth's CBD, the village is part of the Settlers Hills community and is now home to 83 residents, with the remaining four stages of the development set for completion over the next three years.

Enabling residents to enjoy an independent lifestyle with the reassurance of being close a host of amenities, locals also have the safety and security of living within a private community whilst remaining connected to the vibrant Settlers Hills neighbourhood.

Regional Development Manager WA of Stockland Retirement Living, Mark Zoller, says the development is the culmination of years of careful planning and extensive research.

"Affinity Village at Settlers Hills offers a truly premium retirement experience and we genuinely believe it has set a new benchmark for retirement living in WA since we officially launched it early last year," he says.

"We know today's retirees are looking for attractive, well-designed living options which give them the choice and freedom to make the most of their retirement, and we have developed the village very carefully to respond to their needs."

When complete, Affinity Village will consist of 250 Independent Living Units set amidst more than nine hectares of landscaped grounds.

The development offers a selection of quality, open plan and architecturally designed living options to suit a range of lifestyles and budgets. Prospective residents can choose from modern two bedroom homes or larger three bedroom villas, with plenty of car parking options. And in a national industry first, the village clubhouse, located in the heart of the community, has recently been awarded a 5 Star Green Star certified rating from the Green Building Council of Australia which represents "Australian Excellence" in environmentally sustainable design.

In many ways the hub of the village, the club house includes an in-house hairdressing and beauty salon, library with computer facilities and gym. In addition, 24 hour emergency assistance is available to residents.

Residents can also enjoy the benefits of living across the road from the Stockland Baldivis shopping centre, which includes national supermarket Coles as well as Lenard's, ANZ, Westpac and over 21 additional speciality stores.



Affinity Village is located at 38 Norwood Avenue, Baldivis. Villa prices range from \$305K to \$469K, with an average price of \$388K.

**Judges' Comments**

Developed by Stockland, Affinity Village at Settlers Hills is a village set in parkland environment and is focused around the Clubhouse that features a Town hall, bar, café, indoor pool and outdoor bowling green. Affinity Village has been designed to comprise two hundred and fifty independent living units with a product range that consists of seven plans. Options include two bedrooms with one bathroom and one car parking space, to three bedrooms with two bathrooms and double garage. The village which now comprises eighty four homes will be completed in stages over the next three years. Affinity village is well integrated with the broader Settlers Hills masterplanned community providing a strong sense of belonging to seniors.





Finalist  
Living Space  
Department of Housing

## Winner Medium Density Award

### CENTRO NORTH EAST QUBE

#### About the Project

West Australian owned QUBE Property Group is the proud developer of Subiaco Centro North East (CNE), a unique mixed-use development in Subiaco.

Offering a rare infill project on a small site within the vibrant urban context of Subiaco, CNE provided an opportunity for QUBE to initiate a new community focal point. CNE comprises a total of eighteen luxury residential apartments with a variety of layout options for the varying needs of customers, with all including underground parking. Apartments are orientated around a central open aired walkway, which provides residents with alternative living spaces and cross ventilation.

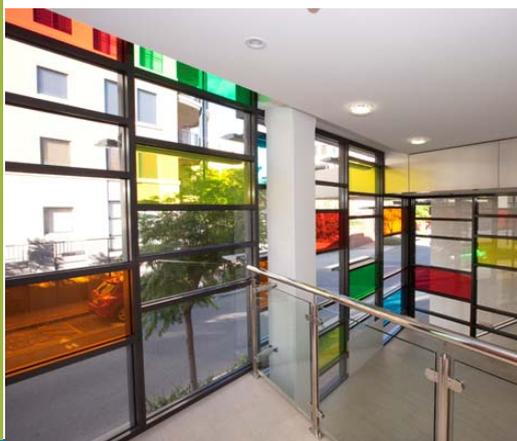
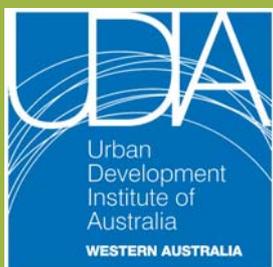
CNE was designed with office space on the ground floor and on the northern boundary of the first floor. The ground floor commercial spaces provide a buffer for the residential uses which, as a result, are all above street level, offering unique views of St Joseph's Church and Subiaco. In addition, a café space has been located immediately adjacent to the new Urban Plaza in order to create a strong community connection to Subiaco.

Connectivity between the existing Subiaco Centro shopping complex and a new Urban Plaza, as well as the historical St Joseph's Church located directly next door, was an important part of the planning and design process. The architectural design is a respectful acknowledgement to the Church by the use of subtle references and humble design elements. The lines and materials of the building, in combination with the deep slots for the balconies, have a reverence to the Architecture of Frank Lloyd Wright who was famed for designing residential buildings that fitted in perfect harmony with the surroundings.

The simple material palette of glass, steel and brick provide variety in colour and texture in a combination of bold and contrasting forms producing a striking and sophisticated building. CNE was completed in December 2012 and all residential apartments were successfully sold prior to completion.

#### Judges' Comments

Centro North East developed by QUBE is a unique infill mixed use medium density development. The building's design, height, density and setbacks have led to a development that sits sympathetically with its surroundings in particular its neighbour St Joseph's Church. The building offers a contrast but does not dominate the Church. The development comprises eighteen residential apartments designed as double frontage apartments addressing the public street and the internal walkway as well as office and retail space and below ground parking. The building which incorporates public art and solar control through the use of external shading devices has become a transition point from the Subiaco train station, the existing commercial and urban hub of Subiaco and St John of God hospital.





**Winner:**  
**Urban Water Excellence Award**

**PORT COOGEE**  
**AUSTRALAND**

#### About the project

Port Coogee is Australand's unique masterplanned coastal residential development, with its approach to urban water management setting a new benchmark for transforming derelict land into a residential haven. Australand WA General Manager Tony Perrin said the innovative and creative

approach to the residential project had converted the area from a neglected industrial area into a thriving and modern coastal community set to become home to more than 4,000 people.

"Through complex land and groundwater remediation solutions, we have been able to turn this dilapidated land into a place of distinction," Mr Perrin said.

"Over the years we have been faced with a variety of challenging obstacles, but we kept our focus on the potential this area had for establishing a new standard in coastal development and turning a wasteland into a residential paradise."

As one of Australia's largest coastal marina development projects with an end value of nearly \$2billion, Australand's Port Coogee will ultimately consist of over 810 house lots, approximately 1,100 apartments, a 300 berth marina and a retail/commercial/tourism precinct. It is located within the City of Cockburn on the coast of Cockburn Sound, approximately 23km south-west of the Perth CBD and 5km south of Fremantle.

Among the innovative remediation solutions for turning the former industrial area into an award-winning residential community has been a Groundwater Interception Drain (GID), which addresses the issue of nutrient-rich groundwater caused by market gardening and other former land uses. The GID captures the water, pumps it to an underground holding tank and then distributes it to public open spaces and individual lots.

Mr Perrin said the innovative GID was a win/win as it removed the potential of nutrient-rich groundwater impacting on the marina's water quality by causing algal blooms while also reducing pressures on Perth's water supplies.

"By providing this water for household garden use, the system can assist residents in reducing potable water use by up to 50 per cent per household," Mr Perrin said.

"It's providing Port Coogee residents with free garden and verge reticulation and the water can also be used for irrigation in all open spaces and street landscaping from September to May every year."

As one of Perth's premier waterfronts, and one of the largest urban brownfield remediation projects in Australia, the project has consolidated Australand as an industry leader in the delivery of environmental, social and economic outcomes.

#### Judges' Comments

In response to potential environmental constraints posed by nutrient enriched groundwater, the Port Coogee team turned a challenge into an opportunity. Potentially harmful nutrient-rich groundwater is intercepted and used for watering Public Open Space and residential gardens. Their solution not only reduced the risk of poor water quality and algal blooms in the marina, it reduced potable water consumption in the residential development.

Port Coogee also includes plenty of other examples of best practice in urban water management, including water sensitive landscaping, stormwater infiltration and in-house water efficiency. However, the stand-out feature is the inclusion of the non-potable water supply.





Finalists  
Sustainable Urban Development

Building for Diversity  
Department of Housing/Foundation  
Housing Ltd

Living Space  
Department of Housing



Winner:

- Sustainable Urban Development Award
- President's Award

THE LIME STREET PROJECT  
DEPT HOUSING/ST BARTHOLOMEW'S  
HOUSE/FORMWORKS ARCHITECTURE

About the Project

Completed in August 2012, St Bartholomew's Lime Street Project is an innovative new homeless facility that allows its clients to move from crisis, to

transitional, and eventually into long term accommodation while remaining part of the same community. It is the first time in Australia a program of this kind, and a homeless facility of this complexity, has been attempted. Located in East Perth, the \$33 million development was majority funding by the State Community

Housing Investment Program, with important contributions by the Commonwealth (\$8.1 million), Lotterywest (\$3.1 million) and St Bartholomew's (\$1.1 million). The building is part of the State's Affordable Housing Strategy, which will provide 20,000 affordable housing options by 2020.

Lime Street, which also houses dementia specific aged care and mental health services offices, arose from the vision and passion of then St Bart's CEO Lynne Evans. During her 15 years working with Perth's homeless, Lynne observed how often homeless clients would thrive in St Bart's care, "graduate" to smaller long term residencies out in the suburbs, and there, isolated from their new friends and support network, lapse into old habits, and eventually end up back on the street. For Lynne, the cost of this standard model of homeless accommodation was unacceptably high, for both the individuals concerned, and the society that must continue to support them. Her answer is the innovative model of continual care offered by Lime Street.

To create a sustainable community of this kind, the design has a number of features that are likely to be emulated in future projects for the homeless. The 8 storey building has no corridors, which become "dead space" and have an institutional feel; instead open, sun-lit walkways look down an internal street and allow shouted conversations and visual sight lines between different parts of the facility. The building also has an unusual east-west configuration, which prioritises sunlight for communal spaces ahead of private rooms, while also maximizing the cooling effect of Perth's sea breeze.

Lime Street's cleverly thought-out studio apartments are also likely to provide a blue-print for other low cost accommodation projects in Perth, with some visitors ruefully observing that the units are better laid out and finished than investment apartments they have bought in the area.

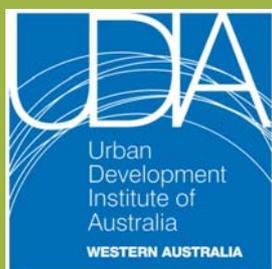
### Judges' Comments

Located in East Perth, St Bartholomew's Lime Street Project is an innovative new homeless facility that allows its clients to move from crisis, to transitional, and eventually into long term accommodation while remaining part of the same community. The thoughtful design encourages and maximises interaction between residents wherever possible. The eight storey building has open, sun-lit walkways which look down an internal street and allow shouted conversations and visual sight lines between different parts of the facility. The building also has an unusual east-west configuration, which prioritises sunlight for communal spaces ahead of private rooms, while also maximizing the cooling effect of Perth's sea breeze. The incredible attention to detail, the outstanding urban form and the thorough application of environmental, economic and community sustainability principles made this development a standout in what was a very strong field in 2013. The Lime Street Project is a credit to all involved, congratulations.

The Lime Street Project incorporates a number of sustainability Initiatives including collection and reuse of stormwater to reticulate internal landscaped gardens, passive solar design to remove the need for air conditioning, access to a variety of public transport options, the use of wind turbines and photo-voltaic cells, and the incorporation of a number of small commercial ventures within the development.

However the judges were most impressed by the creation of an actual sustainable community within the Lime Street Project. Lime Street

Project has been designed to allow homeless clients to graduate from crisis accommodation, to transitional accommodation and eventually to long term housing all within the same complex. The design successfully encourages and maximises interaction between residents wherever possible and there is a distinct "village" feel within the Lime Street Project which is a credit to the project team.





Finalists Residential Development  
Under 250 Lots  
Kalimna  
Australand

The Village at Banksia Grove  
Banksia Grove Development Nominees/  
Department of Housing

## Winner Residential Under 250 Lots Award

### HIGHLAND RESERVE AT JANE BROOK MIRVAC

#### About the Project

Highland Reserve at Jane Brook is situated 25km north east of the Perth CBD and 25 minutes from the Perth Airport. The site is bounded by the John Forrest National Park, Toodyay Road and Talbot Road. The development is also situated close to some of Western Australia's most popular attractions, including the Swan Valley wine region, cultural Midland Town Centre and the Avon River, which leads to the Swan River.

Extensive rehabilitation work has already been undertaken within Highland Reserve, with some 20,000 new trees and shrubs planted across the site to complement and regenerate the natural fauna and flora of the area. Highland Reserve has two parks – the first located in Drivers Release, has a viewing deck, a 15m sundial and a collection of kangaroo sculptures; the second park located adjacent to the Chichester / Wiltshire Release has a lake that you can explore around via the walking paths and bridges over live streams to view some local artwork including 'Rock Seating' and a stunning 'Reeds and Birds' art structure. Residents will be able to enjoy two large landscaped grassed areas and playground equipment including a 'Net Scape', 'Spinner' and 'Rainbow Swing'. A BBQ / picnic area is situated adjacent to the children's playground.

Highland Reserve is set apart from other developments due to its location on the edge of the Darling Range and the diversity of product. The development features a diverse mix of homesites catering to all homebuyers, with 153 traditional homesites, 32 lifestyle homesites, 39 bushland homesites and 1 group housing site.

Mirvac's collaborative approach to development and active community engagement has enabled strong relationships to be established with the City of Swan, Jane Brook Residents Association and the wider Jane Brook community itself. To ensure the development is 'future ready' Mirvac has installed the relevant infrastructure to enable residents' access to the National Broadband Network (NBN) once connection is available from NBN Co.

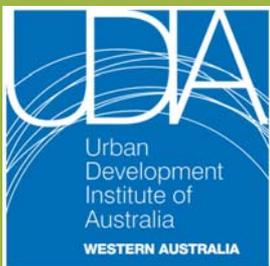
Highland Reserve is part of a well established and friendly community in Jane Brook. In recognition of the importance of community, Mirvac has worked in close consultation with the Jane Brook Community Association to host a number of family fun days and events on site which attract hundreds of people and serves the dual purpose of acquainting potential buyers with the project, and assisting new and existing residents to meet and develop additional networks and friendships.

The site's location not only boasts a bushland lifestyle and convenience, but its elevation provides spectacular views back to the city skyline and over the Darling Range, which has been a key selling point for those looking for a lifestyle surround by nature, whilst still remaining connected visually and practically to urban amenities.

#### Judges' Comments

The development of Highland Reserve at Jane Brook has had to overcome significant planning, environmental and engineering challenges. The site, on the slopes of the Darling Range adjacent to the established development at Jane Brook, has very steep slopes adjoining John Forrest National Park providing spectacular views to the city. Traditional home-sites, one thousand square metre lots and some over five hectares, provides a wide variety of product. Environmental sustainability was crucial with substantial tree planting and living streams enhancing the water quality entering Jane Brook. The steep site also required erosion control measures.

Mirvac has worked closely with the Jane Brook Community Association to integrate Highland Reserve with the existing development at Jane Brook, and to foster a sense of community over the whole area when the two hundred and twenty five home-site development is complete in some five years time.





**Finalists Residential Development Over 250 Lots**  
 Honeywood Estate  
 Entered by Satterley Property Group

**The Village at Wellard**  
 Entered by Peet Limited/Department of Housing

**Winner:**  
**Residential Development Over 250 Lots**

**MEADOW SPRINGS  
 MIRVAC**

**About the Project**

Meadow Springs is a masterplanned community located approximately 5 kilometres to the north of the Mandurah CBD, and approximately 70km south of the Perth CBD. Upon completion, the Meadow Springs community will boast more than 5,000 residences and will include 26 parks, 13 hectares in regional playing fields and an 18 hole golf course. Mirvac's site within the broader Meadow Springs community consists of 102 hectares and over 1,500 lots.



Meadow Springs is one of Mandurah's fastest growing suburbs, with its population of 6,211 (2011 census) expected to increase by 30 per cent to reach about 8,014 people by the year 2036. As such, the number of dwellings in the area is expected to increase by 40 per cent to almost 3,500 over the same timeframe.

The development commenced construction in 1980s, with Mirvac taking carriage of the project from 2001 in association with the Fini Group. In 2006 the project was sold into a syndicate managed by Mirvac, since this date, Mirvac has delivered more than 1,000 lots at Meadow Springs, with different types of product made available to suit changing market trends. Mirvac undertook a redesign of Meadow Springs in mid 2011 to inject additional affordable housing product and more compact, entry level lots into the estate, to ensure the community catered to all demographics - from young couples and families through to investors and retirees. Now, Meadow Springs is one of the most diverse masterplanned communities in the region, boasting a variety of housing types - from small lots and boutique villa and terrace homes, through to traditional lots.

The redesign of the community was not only beneficial in a socio-economic sense - it also delivered significant improvements to the natural environment. Mirvac purposely planned the redesign to increase the retention of existing mature trees and additional public open spaces created for preservation, rehabilitation and landscape purposes.

Mirvac has also maintained a strong focus on creating a community, by delivering a variety of infrastructure and amenities on site. On completion these amenities will include 26 landscaped parks - including the \$3.5 million, four hectare Quarry Adventure Park, which includes a terraced community amphitheatre, nature walks, BBQ facilities and a multi age children's playground.

The estate is 'future ready,' as one of the first areas in Mandurah and the outer Perth metropolitan area to be connected to the National Broadband Network. Also located in Meadow Springs are a number of public and private schools, a shopping centre, restaurants and convenience facilities in place to cater to a growing population.

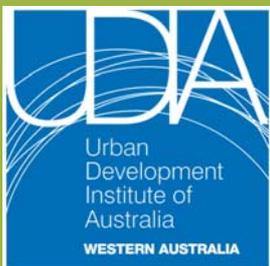
Mirvac's forward-thinking and collaborative approach to development has ensured an excellent relationship with the City of Mandurah, key business stakeholders and the wider Mandurah community. This was demonstrated through the delivery of the Meadow Springs Regional Open Space Facility, and the delivery of infrastructure within the development.

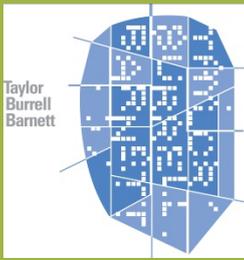
**Judges' Comments**

Although Meadow Springs has been a well-established Mandurah suburb for several decades, the judges were impressed by the developers' willingness to completely redesign the recent stages to provide a range of lot sizes and price points which better suit today's lot buyers and home builders.



This redesign has allowed the retention of many significant trees which would have otherwise been lost under the previous approved plan. Most of these trees are located within a series of Public Open Space areas which all allow direct walking access to the central Quarry Adventure Park. The Park is itself a fantastic asset not only for Meadow Springs residents but also for the wider Mandurah community as a whole.





## Winner Masterplanned Development Award

### BRIGHTON SATTERLEY About the Project

Brighton Estate is located 37 kilometres north of the Perth CBD in the City of Wanneroo and only 1.3km to the Indian Ocean. It comprises the whole of the suburb of Butler and the majority of Ridgewood. The estate currently comprises four primary schools, two high schools, a central lake, over 50 parks, a community centre and a village shopping centre and includes a medical centre, Coles Supermarket, a variety of specialty shops, a café, tavern and day care centre. Future amenities include additional primary schools, a 40,000m<sup>2</sup> major retail and business centre and train station.

The Project is a joint venture between the Department of Housing and the private sector, with 1 in 11 lots being allocated to the Department of Housing social housing program. Development commenced in 2000 and the development of residential lots will be generally complete in the 2014 calendar year.

Upon completion the community at Brighton will be home to more than 25,000 people from all different diversities housed in over 7600 dwellings through the creation of 5250 lots.

Brighton estate encourages environmental excellence through water and energy savings, provides a high quality of amenity and lifestyle, offers a wide range of housing types, and engages community involvement and input. In doing so, the project has established a point of difference for which it has been embraced by the marketplace as the leading development of its kind.

To provide affordable housing and meet environment challenges, Brighton implemented initiatives such as:

Innovative solutions to ease the affordable housing crisis which have resulted in a greater variety of lot configurations and housing types;

- Creation of dense urban villages around transport and town centre nodes;
- The Brighton Shed created a program to train high school students in a trade in their own neighbourhood;
- Using underground bore water to irrigate every home at the village "The Green" eliminating the use of precious potable water outside the home.
- Creation of a Community Garden to harness community spirit and participation.



These achievements truly help understand why Brighton carries the slogan "It's all here. Already".

### Judges' Comments

The Brighton Development will eventually be home to more than twenty five thousand people, and includes six schools, a train station, community facilities, and a broad range of commercial and residential options. The residential component is split into a number of internal neighbourhood precincts each with their own individual character and identity.



Not only does Brighton provide a wide range of lot types, densities and price points, it also includes a large number of community initiatives including Brighton House, a Community Garden, and the "Brighton Shed".

Overall the judges were impressed by the effort which has been put into making Brighton a thriving community and not just a dormitory suburb.

Finalist Masterplanned Development  
Vale  
Entered by Stockland

